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MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Senior Planner
RE: ZP 15-0704CA/CU; 61 Summit Street
Date: January 13, 2015

File: 15-0704CA/CU
Location: 61 Summit Street / 411 Main Street
Zone: I **Ward**: 1
Date application accepted: December 22, 2014
Applicant/ Owner: University of Vermont
Request: Exterior rehabilitation of Alumni House at 61 Summit Street; new construction of a pavilion and connector building; landscaping, pedestrian and vehicular circulation; drainage improvements. Plan includes site alterations to 411 Main Street which will require a separate zoning permit application and review.

Staff site visit: January 5, 2015.

Background for 61 Summit Street:

- Request for a Non-Applicability of Zoning Permit Requirements for work at 61 Summit Street. Request denied by Zoning Administrator; advised to secure zoning permit. (UVM.) August, 2011.
- Zoning Permit 11-0474CA; removal of metal fire escape stairs on west side of building; removal of porch enclosure and wood sub-stairs on north side of building. (UVM.) November 2010.
- Zoning Permit 10-0720CA; remove and store historic wood railings on southwest ground floor. Replace with interim black metal railing, 36" high, with 4.5" between members. Repair and reattach existing railing at main entry and on second floor southwest porch. (UVM.) March, 2010.
- Non-Applicability of Zoning Permit Requirements; paint, repair, and maintenance. (UVM.) March 2010.
- Zoning Permit 04-131; rebuild handrails at east and south elevation stairs to meet life safety requirements (Delta Psi Fraternity) September 2003.

Overview: UVM required 61 Summit Street in December of 2007. Known as the Edward Wells estate, the property is individually listed on the National Register of Historic Places. UVM proposes the continued rehabilitation of the structure, includes handrails, a ramp on the east, chimney removal to accommodate an elevator, new period lighting, a new storm water vault, and foundation waterproofing. The building will be adapted for administrative and office use for the UVM Alumni Association and the UVM Foundation.
Part 2 of this application is for a new structure, attached to Alumni House via a connector that will provide gallery space. The plan includes reconfigured driveways and pedestrian walkways, lighting and landscaping. The new "Silver Pavilion" building is intended to be an approximately 2600 sq. feet event space for up to 150 people.

Plans include alteration to a separate parcel (411 Main Street) which will require separate zoning application and review.

Limitations on Municipal Review
The University of Vermont is an educational institution and, therefore, is subject to only limited zoning review per 24 VSA, §4413, *Limitations on municipal bylaws*. This application may be reviewed only with respect to **location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements**.

PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.

PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The site falls gradually away to the west, with a collection of large trees both to the west and north. Plan C1.1 defines "clearing existing brush", however that area has plantings that are so large as to escape definition as brush. No specimen trees are identified on the plan.

(b) Topographical Alterations:

A grading plan has been submitted that reflects efforts to ease the 11' grade change between Harrington Court yards and Alumni House.

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

While there are no protected public views, the historic home is itself a cultural landmark that enjoys spectacular views of Lake Champlain and mountains to the east and west. The rehabilitation of the iconic structure will assure the continued enjoyment of these unparalleled views, particularly of those working with the public institution.

(d) Protection of Important Cultural Resources:

Limitations on Municipal Review per 24 VSA, §4413.

(e) Supporting the Use of Renewable Energy Resources:

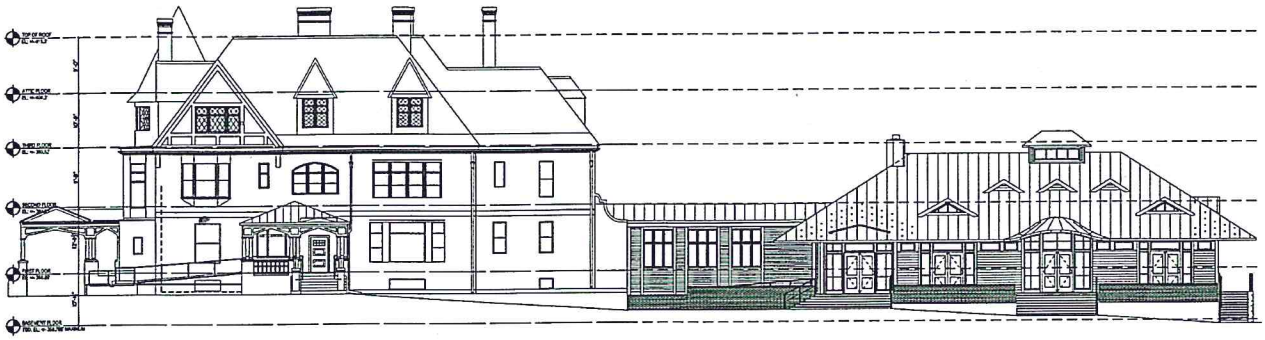
Limitations on Municipal Review per 24 VSA, §4413.

(f) Brownfield Sites:

None identified.

(g) Provide for nature's events:

The applicant will be required to comply with Chapter 26, Wastewater, Stormwater and Pollution Control Measures.



(h) Building Location and Orientation:

As an addition to an existing building, the Silver Pavilion is proposed to be setback to the north of the existing structure, and falling into the grade change to the west. On the Summit Street frontage, the new building will have a street presence with an entry door clearly identified. As proposed, it presents itself lower and subordinate to the existing building.

(i) Vehicular Access:

Existing driveways along Main Street and Summit Street will be utilized. The Grassemount access is proposed to be widened; however that is on a separate parcel and will require its own zoning permit application.

(j) Pedestrian Access:

Pedestrian walkways are proposed linking the porte-cochere, the public sidewalks, the circular "drop-off "and from the Grassemount parcel.

(k) Accessibility for the Handicapped:

Access will be provided via ramp to the existing structure, and from a level-entry at the proposed pavilion entrance facing Summit Street. Handicap parking is identified within the parking area on the south (Maple Street) and on the Grassemount four-space area proposed along their drive. The Grassemount (411 Main Street) parcel will require a separate zoning permit and review. It is noted that the four-space parking area encroaches into a required setback.

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.

The proposed parking area for 61 Summit Street has been used for limited parking and construction containers since UVM took ownership in 2007. Adjacent to the Porte-cochère, it has some historic connections for vehicular circulation and disembarkation. The application proposes beefing up that parking area, defining 12 parking spaces in the existing circular pattern.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Enhancements to the existing driveway at the Grassemount property are proposed; these are not considered within this review as they are on a separate parcel and will require a discrete zoning application. Of importance here is the loading area that extends from that proposed drive;

although it crosses a boundary line, the configuration may be deemed a "shared drive" for purposes of this section.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Concrete curbs and sidewalks are proposed in the perimeter area of the south parking drive and the circular "drop-off" in front of the pavilion. These should be effective prevention to parking creep.

Dimensions of parking spaces are not easily discerned from the (reduced) plans. Confirmation of their adequacy will be required.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

The substantially improved parking area fronting Maple Street does not meet the 15 space minimum. Although shading is a not a requirement per this standard, it is recommended.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

A continuous walkway is provided on the perimeter of the Maple Street parking circle.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

A bicycle parking rack is illustrated on Plan A1.1.

(m) Landscaping and Fences:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist.

Plan C-1.1 notes "clear existing brush", which appears to be much larger growth than suggested. The City Arborist has been contacted to confirm the characterization of existing growth, and to assure no loss of specimen trees in the area of development.

The landscaping plan (A1.1 is vague in defining proposed installation: General Note states: *Layout and planting selections are being developed by SE group Landscape Designers in conjunction with Fall 2014 and Spring 2015 UVM Plant and Soil Sciences Curriculum Classes.* Although encouraging, this is not informative enough for project review. More specificity is required.

Screening is identified between the residential properties to the west and the development site; around equipment installations and the 411 Main Street parking area. Perennial beds are identified on the east (Summit Street) frontage near the pavilion.

Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

The westerly yard of the former Wells Estate will be enhanced with clean-up of the overgrowth, and definition of an area useable for access and function. The easterly yard, fronting Summit Street, will now provide both vehicular access but a yard area suitable for temporary tent events. The viewscape northward toward Grassemount will remain.

A rain garden is proposed within the Maple Street parking circle. It is hoped that rather than a simple function for temporary sedimentation storage, this area will be landscaped to be visually attractive as well as providing some optical buffer to the abutting parking area.

The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited.

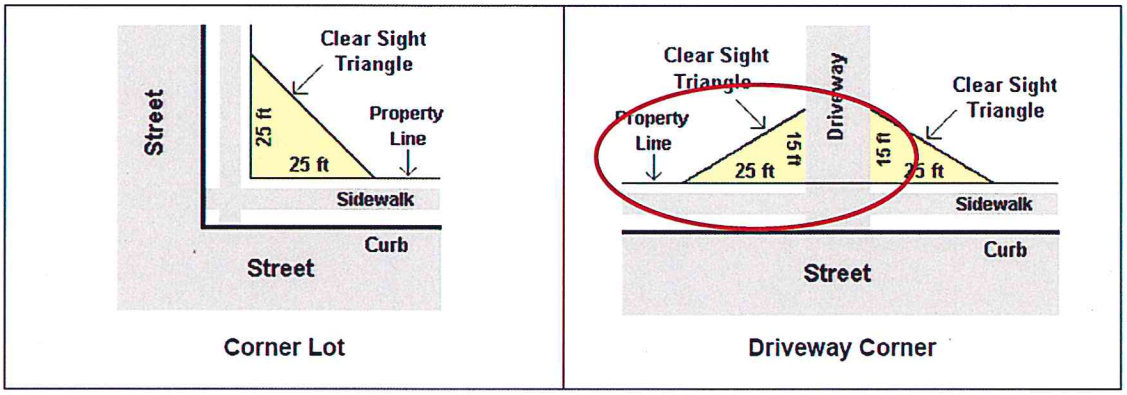
New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

As noted, the City Arborist has been consulted relative to the proposed planting plan.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle along driveways and at street intersections, or between an existing building and the front property line, whichever is less, shall be limited to 3-feet in height above the curb in order to provide safe sight distances for pedestrians and vehicles. Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

A 4' fence is illustrated on the southwest of the parcel; presumably to ban pedestrian foot traffic in the existing pattern of use. See Plan A6.5 for detail drawing.

From Plan A1.1, it appears that the fence does not meet the required 25' separation from the westerly driveway entrance, as illustrated below. If the fence location is important to the plan, then the fence must be reduced in height to 3' if within that "clear site triangle."



(n) Public Plazas and Open Space:

As a public institution, the university has opportunities to host gatherings and events. The enhancement of yards and creation of dedicated areas to do so will facilitate that programming.

(o) Outdoor Lighting:

Building mounted lights are historically-inspired; other site lighting is proposed to be LED. Bollard lighting is proposed along walkways; seven new light poles will be included. See Plan A1.1. Photometrics appear to meet the standards of Section 5.5.2.

(p) Integrate infrastructure into the design:

A dumpster pad is identified on plans, westerly of the loading area. As this abuts a residential area, screening will be required to mitigate visual and audible impacts. Conversely, relocation to within a building rather than a free-standing dumpster location is encouraged.

Mechanical infrastructure is identified on multiple plans; landscape screening is provided on the west side of the connector, and along the south and west of the new transformer. Rooftop mechanicals on the new pavilion will be setback from the roof edge approximately 20'.

The proposed site of the BED transformer has been chosen for proximity to the service location and ease of truck access. An inquiry has been made to relocate the mechanical box within the site and out of public view to minimize or avoid visual intrusion on the historic site. A location near the new pavilion and dumpster pad location has been suggested, where there might be a dual benefit in the proposed landscaping screen.

A general utility "clean-up" at 61 Summit is reflected in the submission (See Plan A4.1, A4.2, A4.3, A4.4) with removal of existing electric meter, conduit and flood lights. Masonry and trim are proposed to be repaired. Plan C-1.2 defines the gas meter on the south elevation of 61 Summit inside an area defined by the access ramp. Landscaping should be utilized to minimize the visual impacts of what is likely to be a large meter.

The electric connection is identified on the northwesterly area of 61 Summit, near the current meter location. Some landscaping is proposed in the vicinity to screen condensing units, although as an existing location, any impact is anticipated to be inconsequential.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

No building mass changes are proposed for the existing structure itself. The proposed pavilion and connector structure are smaller than the primary structure (one story.

2. Roofs and Rooflines.

Limitations on Municipal Review per 24 VSA, §4413.

3. Building Openings

Limitations on Municipal Review per 24 VSA, §4413.

(b) Protection of Important Architectural Resources:

Limitations on Municipal Review per 24 VSA, §4413.

(c) Protection of Important Public Views:

Limitations on Municipal Review per 24 VSA, §4413.

(d) Provide an active and inviting street edge:

Limitations on Municipal Review per 24 VSA, §4413.

(e) Quality of materials:

Limitations on Municipal Review per 24 VSA, §4413.

(f) Reduce energy utilization:

Limitations on Municipal Review per 24 VSA, §4413.

All new construction will be required to meet Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

The University has a Master Sign Plan. Any new signage will require a separate application to be reviewed under that approved plan.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

The development will be required to meet all building and life safety code, as defined by the building inspector and fire marshal.

Section 5.4.8, Historic Buildings

Limitations on Municipal Review per 24 VSA, §4413.

Items for consideration:

1. The applicant shall confirm the proposed size of parking spaces, to assure compliance with Table 8.1.11-1.
2. A definitive landscaping plan must be submitted, identifying proposed layout and selection.
3. New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.
4. Fence placement must meet the Clear Site Triangle as noted in 6.2.2. (m.), above.
5. A separate zoning permit application must be filed for the 411 Main Street parcel.
6. The applicant must clarify the coverage calculation for this discrete parcel (61 Summit); ordinance limits for the Institutional Zone are 40% lot coverage. As this is outside the Core Campus overlay, coverage cannot be calculated in aggregate with abutting properties.
7. The dumpster is recommended for incorporation within the new building; conversely a structural method for dumpster screening and containment shall be provided for review and approval.

The UNIVERSITY of VERMONT

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DEPARTMENT OF PLANNING & ZONING

December 22, 2014

Ken Lerner, Zoning Administrator
Burlington Planning & Zoning Department
149 Church Street
Burlington, VT, 05401

Re: Request for Zoning Permit COA Level II for
University of Vermont Rehabilitation of Existing Building and
Addition of New Pavilion Building at 61 Summit Street Alumni House

The University of Vermont is requesting a zoning permit COA Level II for portions of the exterior rehabilitation of an existing building at 61 Summit Street, including an accessibility ramp, and also construction of a separate new pavilion building for events. The new pavilion will be accessible from the outside as well as from the existing building via an enclosed connector space that will include a display gallery, stairs and an accessible ramp.

Site improvements will include 12 new parking spaces, reconfigured driveways and pedestrian walkways, lighting and landscaping. Drainage improvements will include existing building foundation waterproofing, a new storm water vault and three bio-retention planting areas.

Existing building exterior improvements will include a new handrail and repairs to the stairs on the east elevation, an accessible ramp to the main entrance on the east and handrails around the ground floor porch on the south and west side of the building to comply with code requirements. There will be a new opening on the north elevation for the connector building to the new events pavilion. The kitchen porch will be removed and a new entry door installed.

One chimney on the west side of the building will be removed due to the interior configuration of the renovation. In order not to change the building footprint, an accessible elevator is being installed inside the building and within the existing roof structure. As a result there will no longer be a structural foundation that could support the chimney.

The University has been working closely with officials from the State Historic Preservation Office, adjoining neighbors, the Ward 6 NPA and the Burlington Planning & Zoning Department to address concerns and incorporate suggestions into this project. Previous phases of work, permitted by the City, included exterior stabilization and rehabilitation of the existing historic structure.

The existing building was previously a fraternity house and will now be adapted for administrative and office use and events for the UVM Alumni Association and UVM Foundation.

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Burlington Planning & Zoning staff have informed us that as an educational institution, the University of Vermont is subject to only limited zoning review per 24 VSA §4413, *Limitations on municipal bylaws*. As per City staff, this application may be reviewed only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping and screening requirements.

The following details this project according to those criteria.

Location:
The University acquired the 61 Summit site on December 7, 2007, a beautiful historic structure in need of improvement and utilization. The location is contiguous to Grassmount, another University owned historic building and close to the central campus. The University's goal is to integrate Grassmount and 61 Summit into one area that can be a focus for daily administrative use and alumni events that are compatible with the existing residential and institutional uses in the neighborhood.

The University's significant investment in the preservation and renovation of the existing building, the daily use and upkeep of the building as well as the landscaping, infrastructure and drainage site improvements will be an asset to the neighborhood.

Size:
The existing building size will not change, with the exception of addition of an accessible ramp at the east entry, facing Summit Street and the removal of one chimney on the west side of the building, due to the interior reconfiguration of the space.

The new pavilion building, designed as UVM event space for up to 150 people, will be one story, substantially lower than the existing structure, with an enclosed ground level connector.

Height:
The existing building height will not change. Much effort was put into fulfilling the programmatic requirements of the existing building within the existing buildings envelope, with the exception of the one chimney, as previously noted, located on the west side of the building, not readily visible from either Summit or Maple Streets, on the east and south respectively.

The new building is one story, lower and separated from the existing structure. See the attached AP series of plans for more details.

Building Bulk:
The new structure will be lower than the existing, and visually separate. This will reduce perceived bulk, and keep the existing structure visually dominant. This massing will retain the residential scale of the buildings and enhance visual interest. See the attached AP series of plans for more details.

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Yards, courts:
The property encompasses the Summit Street block between Maple and Main Streets, and will be developed as one unified landscape. Landscaping and appropriately sited walkways will enhance the site and screen the back yards of the Harrington Terrace neighbors. The University worked with each abutting neighbor to the west, to meet individual landscaping needs of that resident.

Setbacks:
This project complies with all setback requirements.

Density of Buildings:
There is no residential component to this project. Lot coverage on the entire site will increase from 21.56% to 32.90%.

Off Street Parking:
This project includes relocation of eight existing parking spaces on site, as well as twelve new parking spaces. The 2014 Joint Institutional Parking Management Plan, Table 21: UVM Planned Projects 2014-2019, page 4-4, lists the change in number of parking spaces as 16 for this project. At this time the University is adding only 12 new spaces.

Loading Facilities:
A loading dock is planned on the north side of the new events pavilion. That will also be the loading dock for the existing building, through the connector building.

Traffic:
The employees who will work at this site already park on campus and that is not expected to change significantly. Guests for events will be expected to park off site, on campus. They will either walk or be shuttled to and from the site. Accessible parking is provided on site. The twelve new visitor parking spaces will have a negligible effect on existing traffic.

No new curb cuts are proposed. The existing Grassmount curb cut on Summit Street will be widened to comply with emergency vehicle access requirements.

Noise:
This project will comply with all applicable noise regulations in Burlington. Daily administrative use will not generate significant noise. Events will take into account that this is a residential area and comply with day, evening and nighttime noise limits as per the Burlington Noise Ordinance. All mechanical equipment will be screened and will not exceed 41 dBA at the property line.

Lighting:
See photometric plan and specs, ES1 and Attachment 4. The building mounted lights will be historic; all other site lighting will be UVM standard LED lights that meet all Burlington zoning requirements. There will be bollard lighting on walkways, three new building mounted lights

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and seven new light poles.

Landscaping:
There will be new landscaping, including three new bio retention ponds and vegetative screening of backyards as per neighbor preference. Curricular plantings will be installed as part of classes at the Rubenstein School of Environmental and Natural Resources (RSENR).

Screening Requirements:
There will be vegetative screening in the back of the site. All mechanical equipment will be screened. The new pavilion will have few windows toward the back of the site, to screen neighbors from any lightspill. The existing building rehabilitation as well as the new pavilion building and connector will be attractive additions to the neighborhood and will be visible from the public right of way on Maple and Summit Streets.

Stormwater & Erosion Control:
See attached Erosion Prevention & sediment Control permit application.
Runoff during the 0.9-inch storm will be retained within a new oversized concrete vault and then be released at a controlled rate to the City's existing Combined Sewer System (CSO). In addition, runoff from other impervious areas of the site will be retained and infiltrated into three new bio-retention planting areas surrounding the new and existing buildings. See C-1.3 for more details.

As consistent with past practices, the University has met with key community stakeholders including the NPAs to inform about this Project. The University has held several meetings to work with abutting neighbors. This process has gone well and we made changes to the project at their request that have improved the project overall.

The total estimated hard construction cost of the project is $ 6.5M.

Interior renovations (not part of this permit application) are planned for December 2014. Construction of the new wing is planned to start in early spring 2015.

Please contact me if you have any further questions or need more information.

Sincerely,

Lani Ravin

Lani Ravin, AICP,
Associate Planner, Campus Planning Services

Cc: Shirley Fortier, Assistant Planner, Campus Planning Services, UVM
Linda Seavey, Director, Campus Planning Services, UVM
Cara Hanson, Project Manager, Facilities Design & Construction, UVM
Robert Vaughan, Director, Capital Planning & Management, UVM

Project Description: 61 Summit Street Alumni House & New Events Pavilion, University of Vermont

Overall:
The University of Vermont is planning an exterior rehabilitation of 61 Summit Street, Alumni House, for administrative use. There will also be new construction of a pavilion, designed for events of up to 150 guests. The new pavilion will be accessible from the outside as well as from the existing building via an enclosed connector space that will include a display gallery, stairs and an accessible ramp. There will be associated site landscaping, pedestrian and vehicle circulation and drainage improvements.

The following description details the improvements:

Site Work
Foundation waterproofing and perimeter drainage is planned for the existing House structure. Building runoff will be collected and diverted to a stormwater vault prior to entering the City sanitary sewer. New sewer lines for Alumni house and the Pavilion will be installed and connected to the City line that runs N/S on Summit Street. Pavilion foundation will be raised slab construction. New vehicular parking, and roadways and pedestrian walkways will be designed to sheet runoff to three bio-retention planting areas surrounding the new and existing buildings. ADA ramps on the east elevations of each building will provide access to the main entries to Alumni House and Pavilion. See A4.2, A4.3, AP-4.1.

Walkways, Parking and Roadways
There are 8 existing parking spaces; 12 new spaces will be added for a total of 20 spaces including accessible spaces, using the existing southern semi-circle drive and curb cuts. A new circular accessible and event drop off is created for the east building entries using the existing north curb cut at 61 Summit. Pavilion parking is limited to four spaces total including accessible. All vehicular, guest shuttle and service access and to the Summit and Event properties will use the existing one-way semi-circle drive originating at the Grasse Mount facility. A new lighted pedestrian walk connects Grasse Mount to all Alumni House and Pavilion access and parking areas, continuing to Summit and Maple street sidewalks.

Lighting, Fencing and Landscaping
Standard UVM Lumec LED street and bollard lights are shown at parking areas and walkways. Two free-standing Blue Lights are planned to visually connect the new pedestrian walk from Grasse Mount to Alumni House. Service lighting for the Pavilion loading dock, and ground entry to Alumni House is the new sharp cut off A-LED fixture. Exterior lighting at Alumni House porches to be period replications. See ES1 Site Lighting and Photometric Plan.

Exterior Equipment
Two 20-ton Heat Pumps are sited on the west side of the Connector between Alumni House and the Pavilion. Plantings will mitigate sight line to neighbors. One BED transformer is planned for the SW corner of the lot. Four 4-ton rooftop units will be located on the flat portion of the Pavilion roof and set back from west edge by approximately 20 feet. Service access is flat and accessed by exterior ladder. UVM-installed mechanical equipment will not exceed 41 DBA at the property line.

EXTERIOR ELEVATIONS OF EXISTING 61 SUMMIT BUILDING
East Elevation
A new ADA ramp with incorporated planters and signage is designed to bring visitors from the south parking area to the main front door. Porch floor will be modified to allow roll in entry. New front stairs with code compliant railings will be installed. Slate walkway from house to street will be repaired.

South Elevation
The Porte Cochere entry stairs will be repaired and code compliant railings installed. The former drive will be reconfigured to provide a continuous pedestrian walkway from around the parking area and secondary access to Alumni House.

West Elevation
Code compliant railing will be added to the balustrades at the main porch, and full size door access will be created at an existing window access onto the second floor porch. Two 20-ton heat pump units are planned to reside on grade, north of the porch. The existing chimney above the new stair tower location will be removed due to interior configuration of the renovation, so as to not change the building footprint.

North Elevation
Kitchen porch will be removed for the construction of an ADA accessible passage connecting Alumni House to the new events pavilion. Existing ground floor entry door will be replaced as part of the new interior egress stair assembly. On grade entry to the lower floor will be created for service access.

NEW EVENT PAVILION
A new event venue to accommodate 150 guests is being added and connected to the north of Summit House by new construction.

Alumni House to Pavilion Connector Gallery
The main floor of the Alumni House connects visually and physically to the new Silver Pavilion with a graceful combination stair and accessible ramp. Glass storefront on the East elevation provides maximum natural light. West elevation is solid with high clerestory windows to provide display wall space and limit light migration to adjacent neighbors. Pitched roof mitigates snow load.

Lobby
The Connector Gallery from the Alumni House opens into the Pavilion lobby centered on a large double sided gas fireplace. Interior double door access to the main event space flank each side of the fireplace. Primary building ADA access from the circular vehicle drop off is via ramp to the SE door.

Support Spaces
West of the lobby, public spaces include coat storage, sitting area and restrooms. Operation spaces include storage, mechanical, custodial and kitchen. A service hallway connects operational to public spaces. The Pavilion kitchen set-up supports large event catering and small event onsite food prep.

Event Space
The approximately 2,600 sf event space is designed to accommodate 150 person occupancy. Open space can be divided by a mobile wall system into three smaller event spaces, each with full media capability and dedicated public/service access on the west side of the rooms and exterior access to the east. Ceiling is vaulted with exposed timber framing. Three sets of glass double doors open directly to the east building terrace and outdoor tent space.

Site Location Map
Alumni House, 61 Summit Street
University of Vermont

Attachment 2

Orthophoto: Spring 2011

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0 50 100 200 Feet

Burlington Parcel Layer
UVM Property

N
W E
S

Prepared by Campus Planning Services
Date: 12/22/2014

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Attachment 3:
Existing Site Photographs: 61 Summit Street UVM

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East Elevation

View from the Southwest

South Elevation, 2014

South Elevation, 2010

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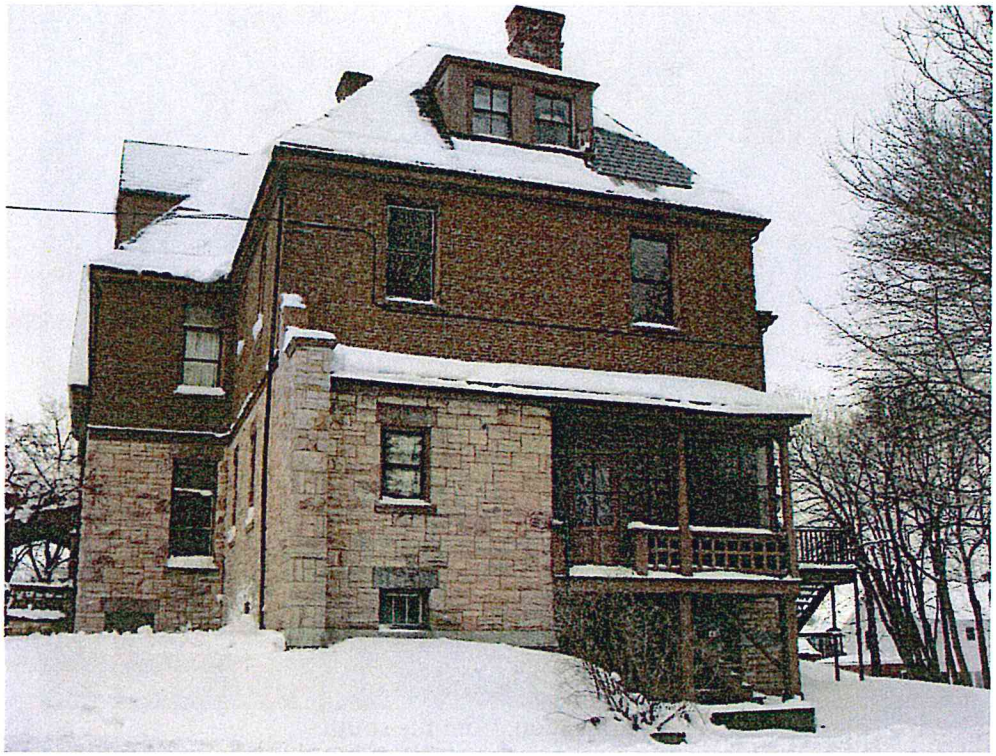
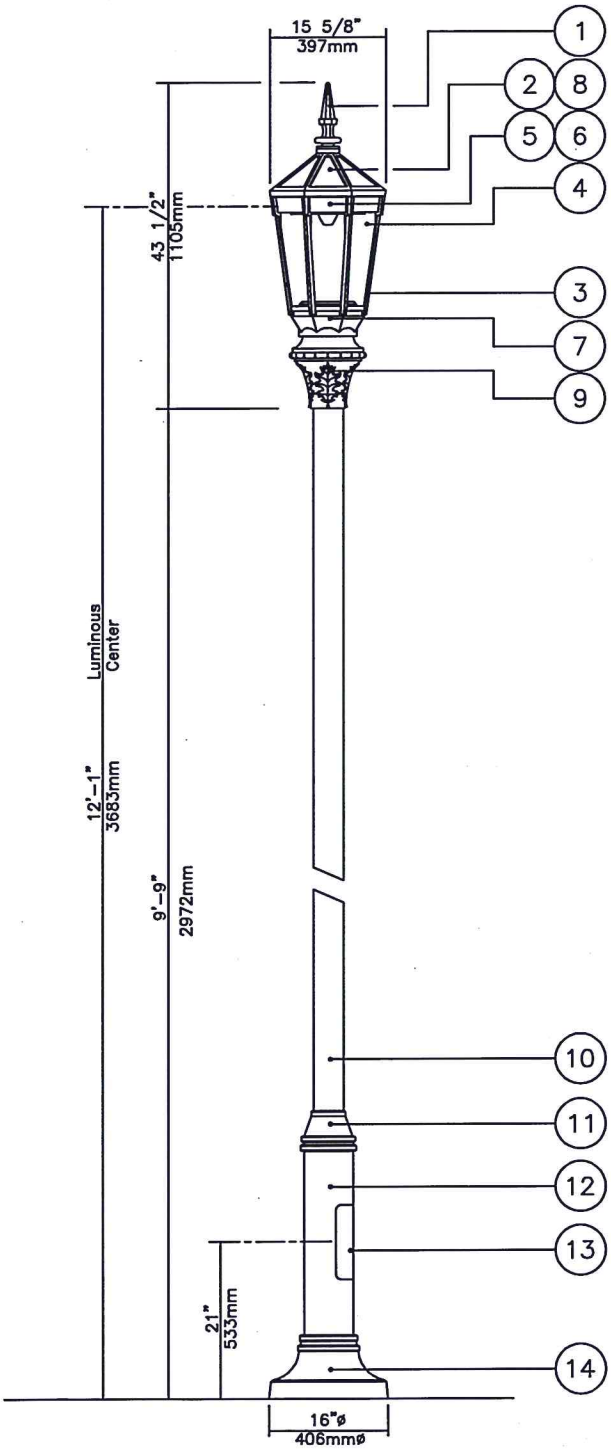


North Elevation

West Elevation, from the north

West Elevation, from the south

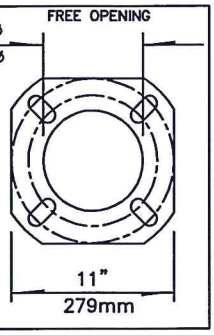
LUMEC 640, boul Cure Boivin Tel: (450)430-7040
Boisbriand (Qc), Canada, J7G 2A7 Fax: (450)430-1453



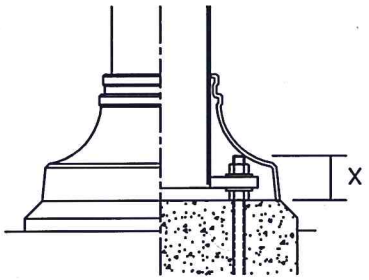
ANCHOR PLATE

- B.C: 10 1/2"ø
  267mmø
- CAST ALUMINUM
- NOTE:
  This anchor plate accepts a bolt circle from
  8 3/4"ø @ 11"ø
  222mmø @ 279mmø

– NOT TO SCALE –



BASE DETAILS
BOLT PROJECTION



X = 3"(76mm).
Comes with 4 anchor bolts, 8 nuts and 8 washers.

– NOT TO SCALE –

STEEL ANCHOR BOLTS
3/4" x 20"
(supplied by LUMEC)

NOTE: Pole height is: 10'–1"(3073mm)

TITRE: TITLE: Burlington U V M

L70 LMS12030A

24583

ENREGISTRÉ ISO 9002 REGISTERED

ECHELLE/SCALE:	N°	REVISION	PAR:/BY:	DATE:	VER.:	PAR:/BY:	N° DE DESSIN / DRAWING N°	PAGE
1/2"=1'–0"				04-11-03		TV	L70 76725B	1/2

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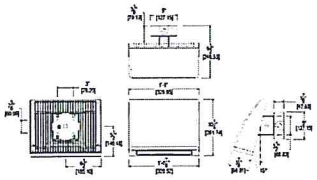
Created: 08/07/2014

WPLED52

LED 52W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 17.6 lbs



LED Info

Watts:	52W
Color Temp:	5000K (Cool)
Color Accuracy:	65
L70 Lifespan:	100000
LM79 Lumens:	5,896
Efficacy:	97 LPW

Driver Info

Type:	Constant Current
120V:	0.51A
208V:	0.33A
240V:	0.29A
277V:	0.24A
Input Watts:	61W
Efficiency:	86%

Technical Specifications

UL Listing:
Suitable for wet locations.

Lumen Maintenance:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:
Two (2) multi-chip, high-output, long-life LEDs.

Drivers:
Two drivers, constant current, 720mA, Class 2, 100 - 277V, 50 - 60 Hz, 100 - 277VAC .8 Amps.

THD:
8.3% at 120V, 11% at 277V

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Surge Protection:
6kV

Cold Weather Starting:
The minimum starting temperature is -40°F/-40°C.

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The WPLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:
Precision die cast aluminum housing, lens frame.

Mounting:
Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:
Die-cast aluminum with wiring access plate.

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High temperature silicone.

Lens:
Tempered glass

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:
WPLEDs are Mercury and UV free.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

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Note: Specifications are subject to change without notice

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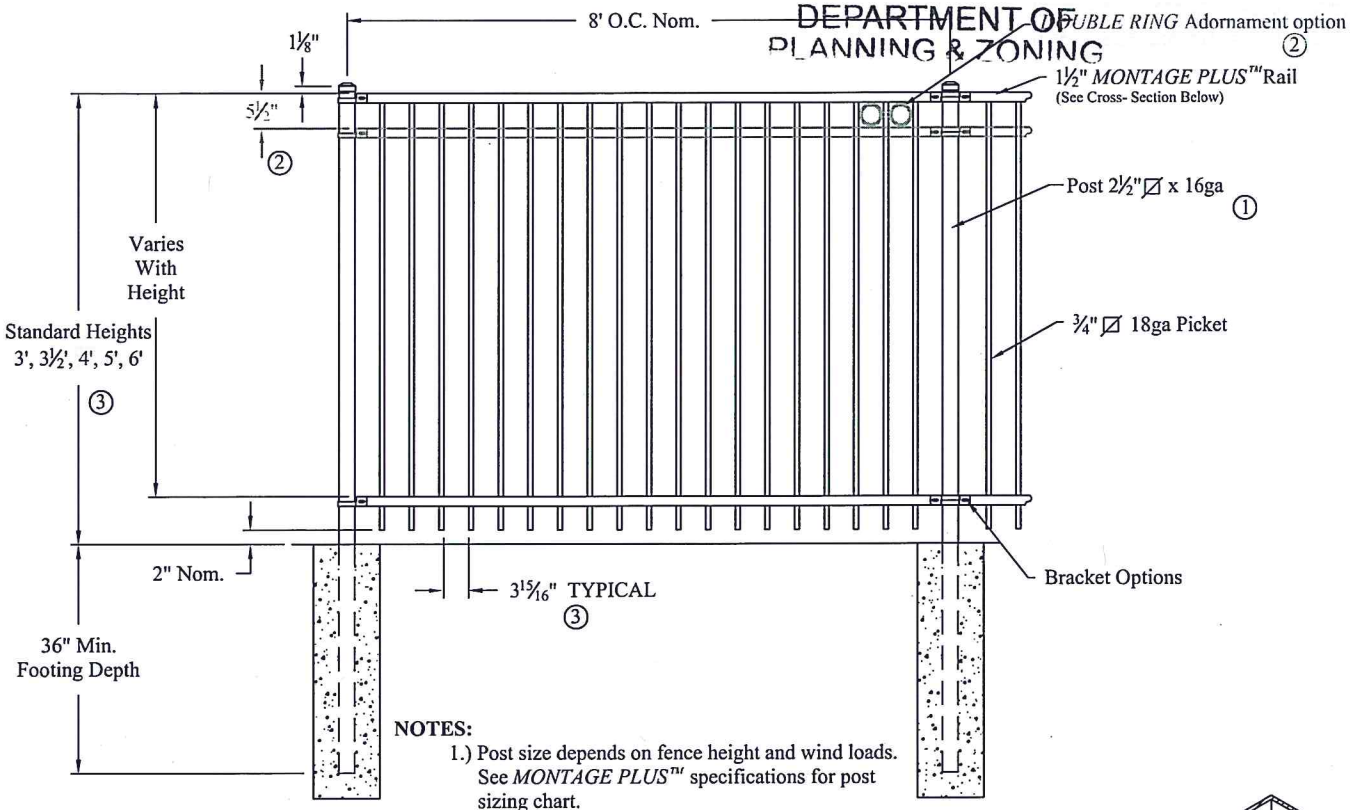
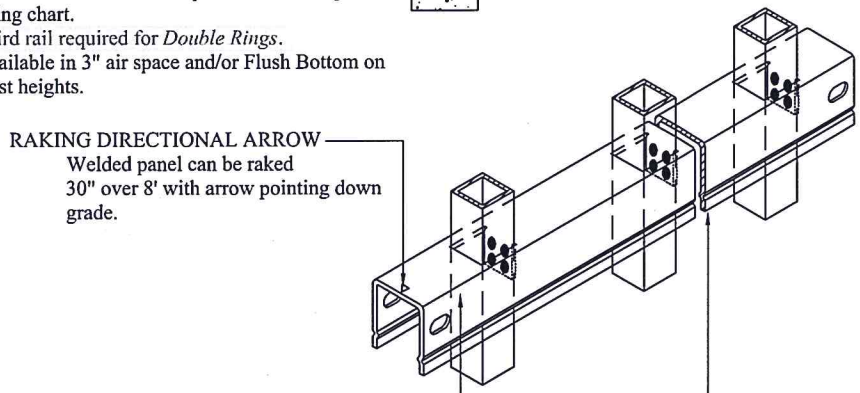
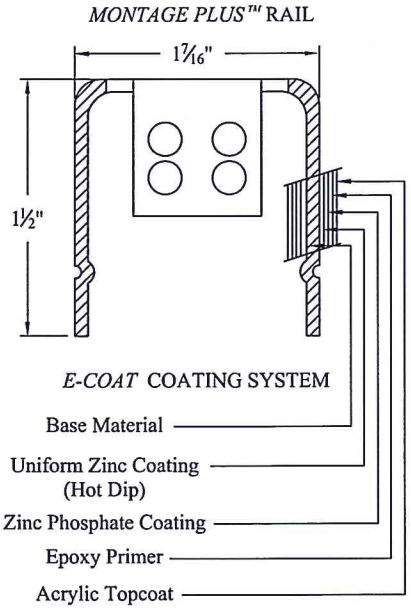
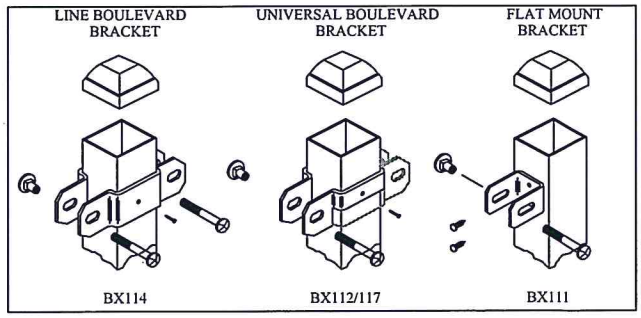


NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.







COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RMISO

Title: **MONTAGE PLUS MAJESTIC 2/3-RAIL**

DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10		REV: e

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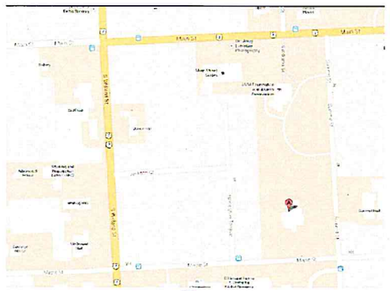
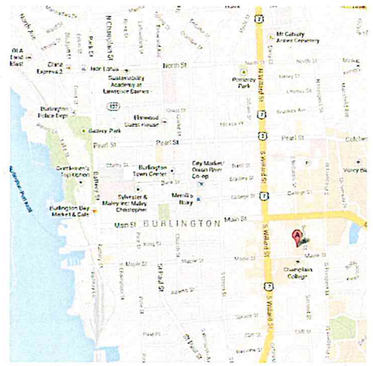


PROJECT LOCATION:



PROJECT LOCATION:

DRAWING LIST

CS 1.0 COVER SHEET

Civil Drawings

C 1.1 EXISTING AND DEMOLITION PLAN
C 1.2 PROPOSED UTILITY PLAN
C 1.4 EROSION PREVENTION & SEDIMENT CONTROL PLAN
C 3.1 NOTES AND DETAILS
C 3.2 NOTES AND DETAILS
C 3.3 NOTES AND DETAILS
C 3.4 EROSION CONTROL NOTES AND DETAILS
ES1 SITE PHOTOMETRIC PLAN

Architectural Drawings

A 1.0 CODE AND GENERAL INFORMATION
A 1.1 SITE PLAN
A 2.6 ROOF EXISTING/DEMO PLAN
A 2.12 ROOF PLAN
A 4.1 NORTH ELEVATION
A 4.2 EAST ELEVATION
A 4.3 SOUTH ELEVATION
A 4.4 WEST ELEVATION
A 4.5 EAST ELEVATION - COMBINED SITE
A 4.6 WEST ELEVATION - COMBINED SITE
A 5.1 LONGITUDINAL OVERALL SECTION 3/8"
A 6.5 CONNECTOR AND RAMP DETAILS
A 8.1 EXTERIOR DETAILS
AP 2.4 ROOF PLAN AND DETAILS
AP 4.1 EXTERIOR ELEVATIONS
AP 7.3 TERRACE DETAILS

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Burlington, VT

Proj No: 13411 Drawn: JD
Date: 8-14-2014 Ch'd: JD

Sheet Title
COVER SHEET

Sheet Number
CS-1.0

GENERAL NOTES

1. THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY CONDUCTED WITH A THREE SECOND TOTAL STATION ON JUNE 18 AND 19, 2013 BY OTTER CREEK ENGINEERING, INC.

2. IN THE PREPARATION OF THESE PLANS, DATA FROM THE FOLLOWING SOURCES WAS INCORPORATED:

   A. NATURAL GAS PIPING LOCATIONS SHOWN ON PLAN DERIVED FROM FIELD OBSERVATIONS OF UTILITY MARKINGS BY OTHERS.

   B. PLAN TITLED "61 SUMMIT/GRASSE MOUNT, BURLINGTON, VT 05405" DATED 8/17/2013.

   C. PLAN TITLED "PLAT OF SURVEY 61 SUMMIT STREET & 411 MAIN STREET, UNIVERSITY OF VERMONT & STATE AGRICULTURAL COLLEGE, BURLINGTON VERMONT" DATED AUG. 14, 2013 AND NOTED AS "DRAFT".

   D. SANITARY AND STORM SEWER TYPES AND DEPTHS AND WATER MAIN SIZES ARE BASED ON INFORMATION SUPPLIED BY THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.

3. DATUM AND ELEVATION IS BASED ON VERMONT NAD83 IN FEET.

4. FOR CLARITY, TEXT DENOTING EXISTING ITEMS IS SHOWN IN LOWER CASE, AND TEXT DENOTING PROPOSED ITEMS IS UPPERCASE AND BOLD.

5. REFER TO LEGEND LOCATED ON THIS SHEET FOR SYMBOL DESIGNATIONS.

7. ALL UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS.

8. THIS IS NOT A BOUNDARY SURVEY.

CONSTRUCTION NOTES

1. PRIOR TO CLEARING AND CUTTING OF VEGETATION, CONTRACTOR SHALL MARK INDIVIDUAL TREES TO BE REMOVED WITH FLAGGING OR PAINT. LIMITS OF CLEARING SHALL BE MARKED IN ACCORDANCE WITH EROSION CONTROL PLANS. CONTRACTOR SHALL MEET WITH UNIVERSITY OF VERMONT'S GROUNDS MANAGER TO CONFIRM AND DOCUMENT THAT PLANTINGS SLATED FOR REMOVAL ARE NOT MEMORIAL PLANTINGS.

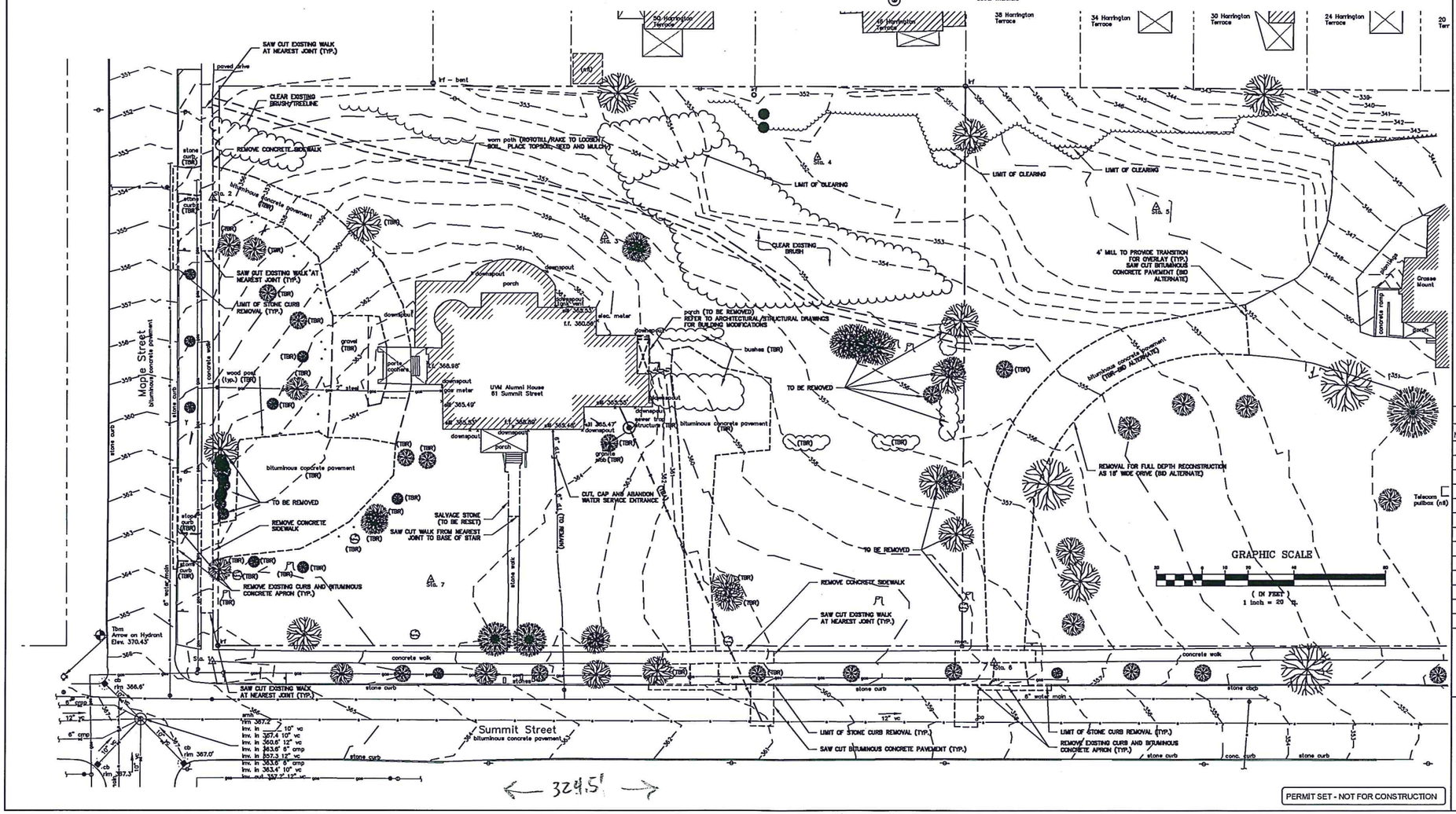
ABBREVIATIONS

CI	– CAST IRON	MH	– MANHOLE
CB	– CATCH BASIN	MON	– CONCRETE MONUMENT
CL	– CLASS	NFL	– NOT FIELD LOCATED
CMP	– CORRUGATED METAL PIPE	NLTD	– NO LEDGE TO DEPTH
CS	– CURB STOP	NTS	– NOT TO SCALE
DI	– DUCTILE IRON	ROW	– RIGHT OF WAY
FM	– FORCE MAIN	S	– SANITARY SEWER
GPM	– GALLON PER MINUTE	SD	– STORM DRAIN
GSP	– GALVANIZED SERVICE PIPE	SMH	– SEWER MANHOLE
GV	– GATE VALVE	TBM	– TEMPORARY BENCH MARK
GND	– GROUND	TBA	– TO BE ABANDONED
HYD	– HYDRANT	TBR	– TO BE REMOVED
INV	– INVERT	TMH	– TELEPHONE MANHOLE
IP	– IRON PIPE/PIN	WSE	– WATER SURFACE ELEVATION
IPF	– IRON PIPE/PIN FOUND	WMH	– WATER MANHOLE
		U.N.O.	– UNLESS NOTED OTHERWISE

LEGEND

boundary line/r.o.w.
road/parking (w/ surface label)
drive (w/ surface label)
tree line/hedge row
1 foot contour
5 foot contour
stone wall
underground electric
natural gas
underground telephone
ditch line/drainage
storm drain
water main/service
sanitary sewer
signs
light pole
utility pole
guy
gas test location
gas valve
water gate valve
curb stop
hydrant
iron pipe/rod
catch basin
sewer manhole

deciduous tree
coniferous tree
shrub, bush
stump
traverse station
temporary bench mark
FINISH GRADE
STORM DRAIN
CATCH BASIN
DRAIN MANHOLE
CLEANOUT
SANITARY SEWER
REDUCER
WATER MAIN
WATER SERVICE
LIGHT BOLLARD
POLE LIGHT
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS
SILT FENCE
PROJECT DELINEATION FENCE



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Sheet Title
Existing and Demolition Plan

Sheet Number
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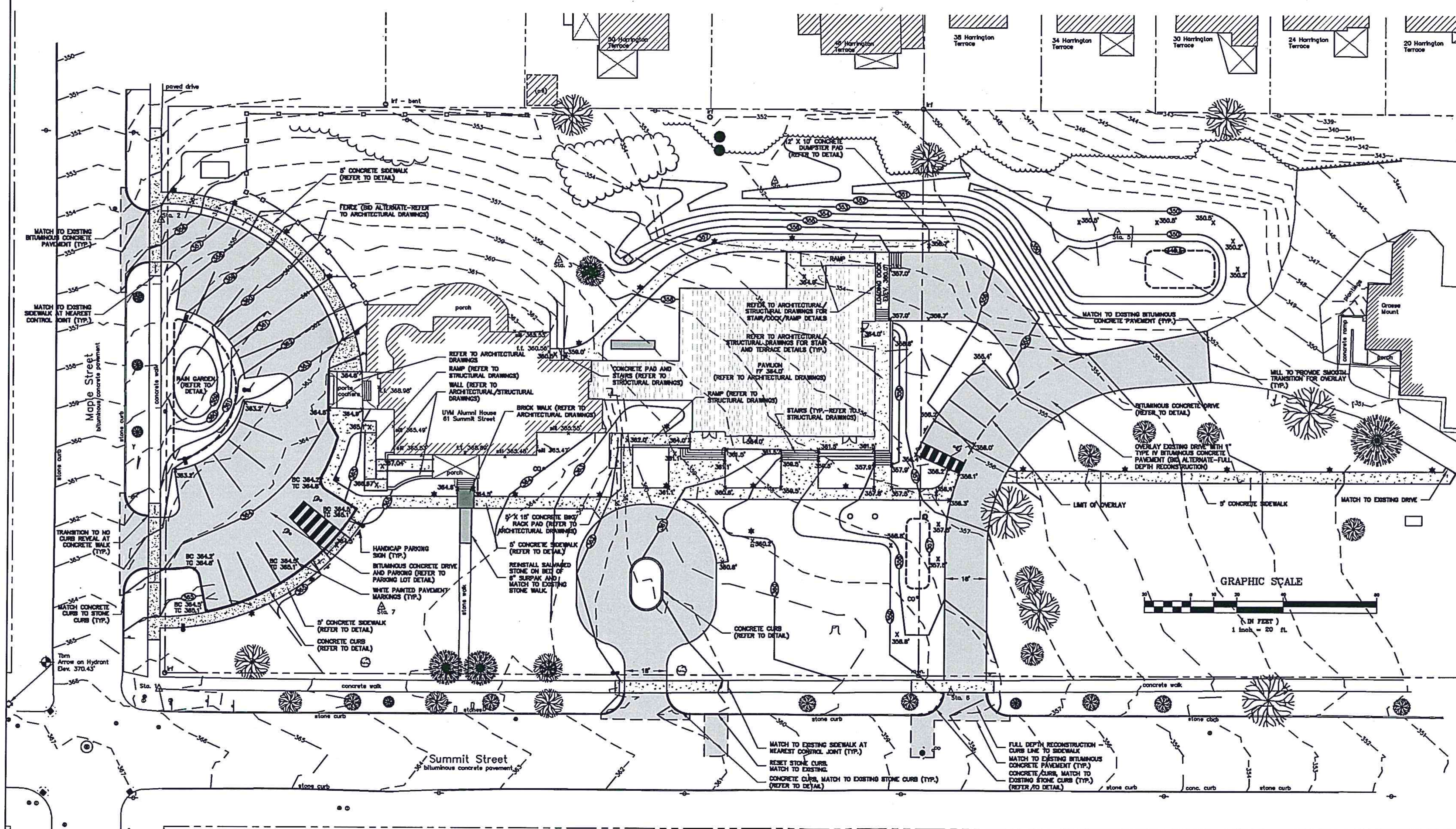
GRID NORTH



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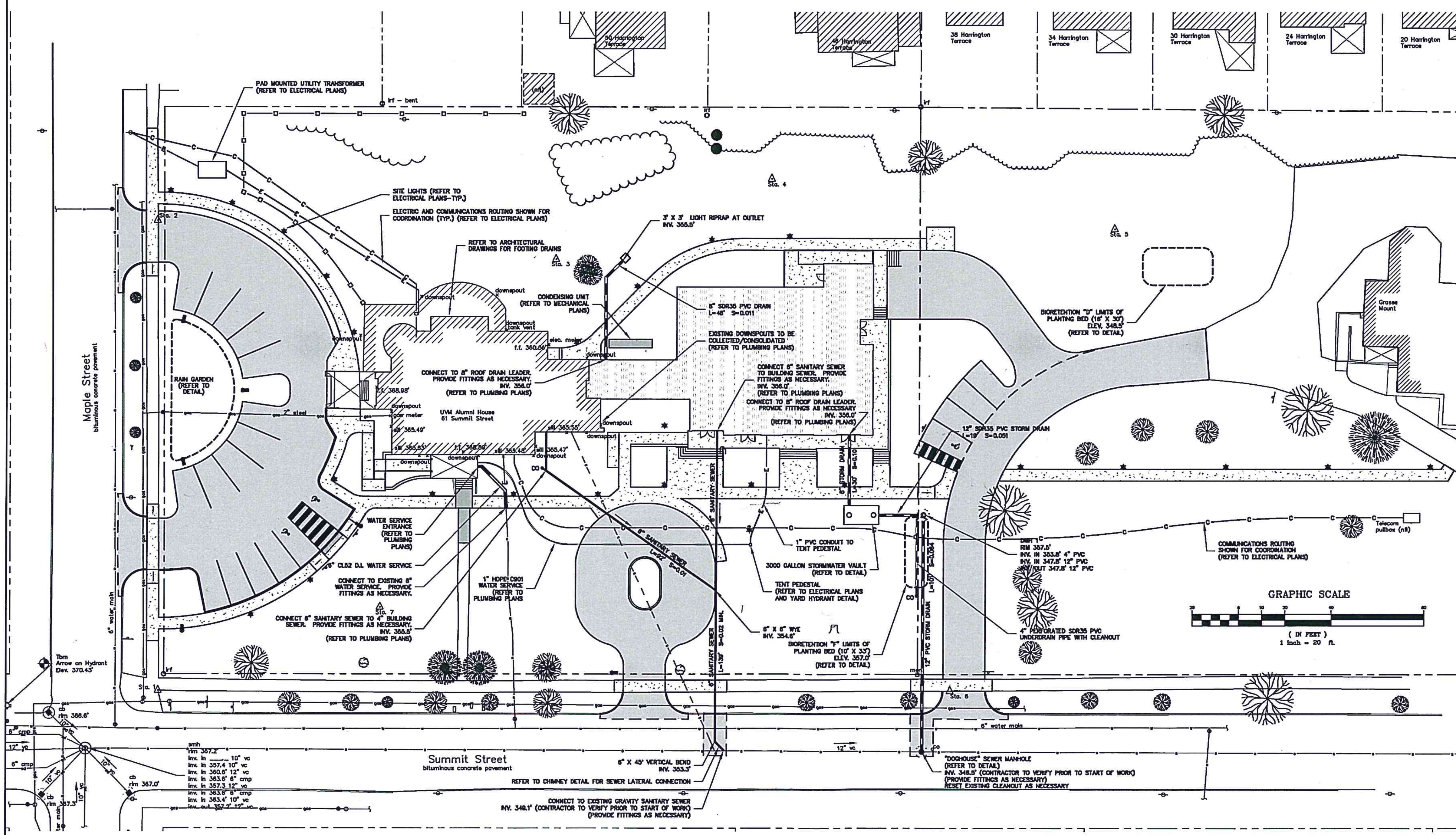
CONSTRUCTION NOTES:

1. ELECTRICAL/COMMUNICATION SERVICE ROUTING SHOWN FOR COORDINATION PURPOSES. REFER TO SITE ELECTRICAL DRAWINGS FOR PROPOSED LIGHTING AND ELECTRICAL MODIFICATIONS TO EXISTING SYSTEM.

2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AND REPORT TO ENGINEER PRIOR TO START OF CONSTRUCTION.

3. REFER TO STRUCTURAL DRAWINGS FOR FOOTING DRAIN DETAILS, ROUTING AND ELEVATIONS.

4. CONTRACTOR SHALL COORDINATE WORK ALONG SUMMIT AND MAPLE STREETS WITH CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.



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Proposed Utility Plan

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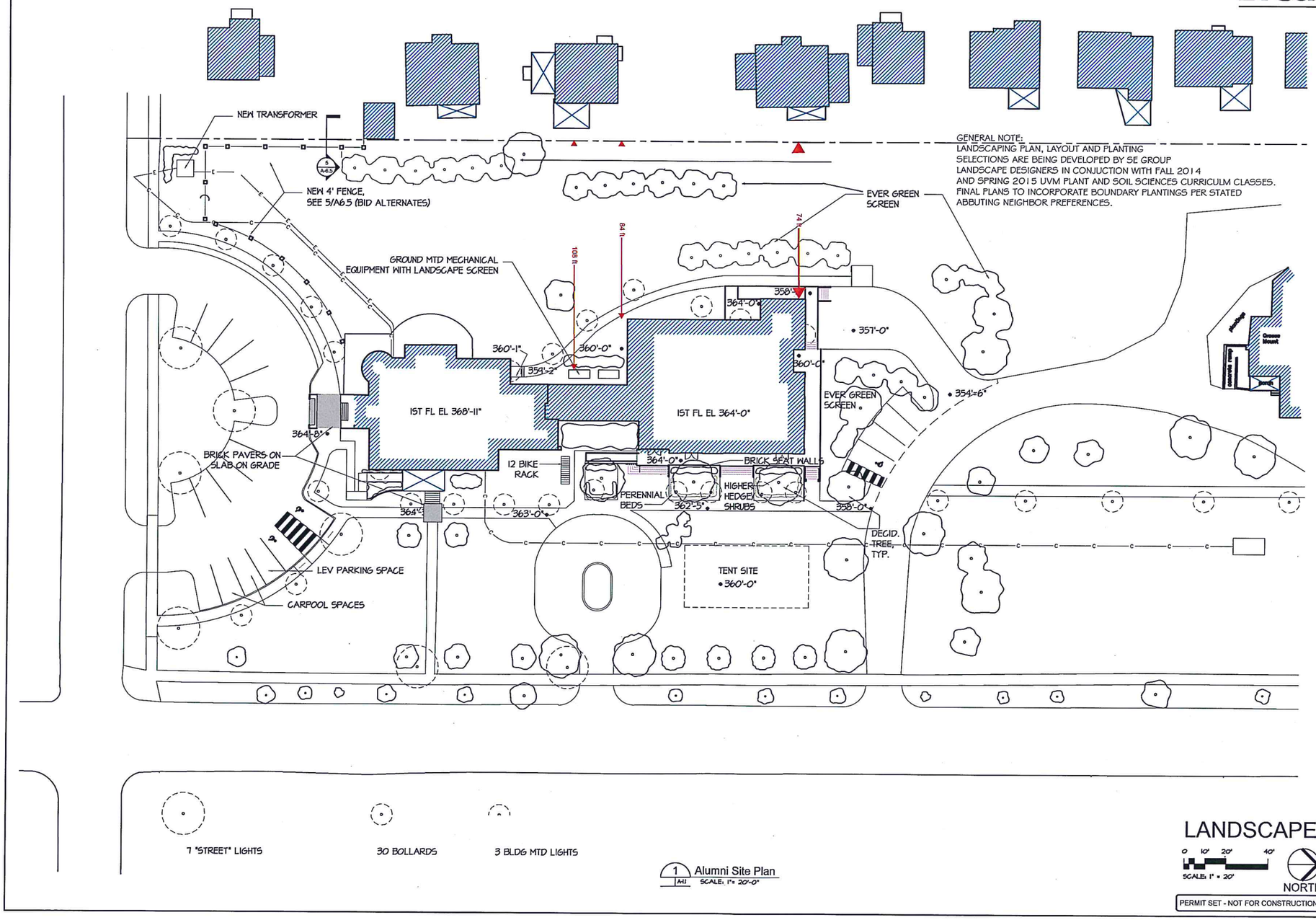

1 A-1 Alumni Site Plan
SCALE: 1" = 20'-0"

LANDSCAPE

0 10' 20' 40'
SCALE: 1" = 20'

NORTH

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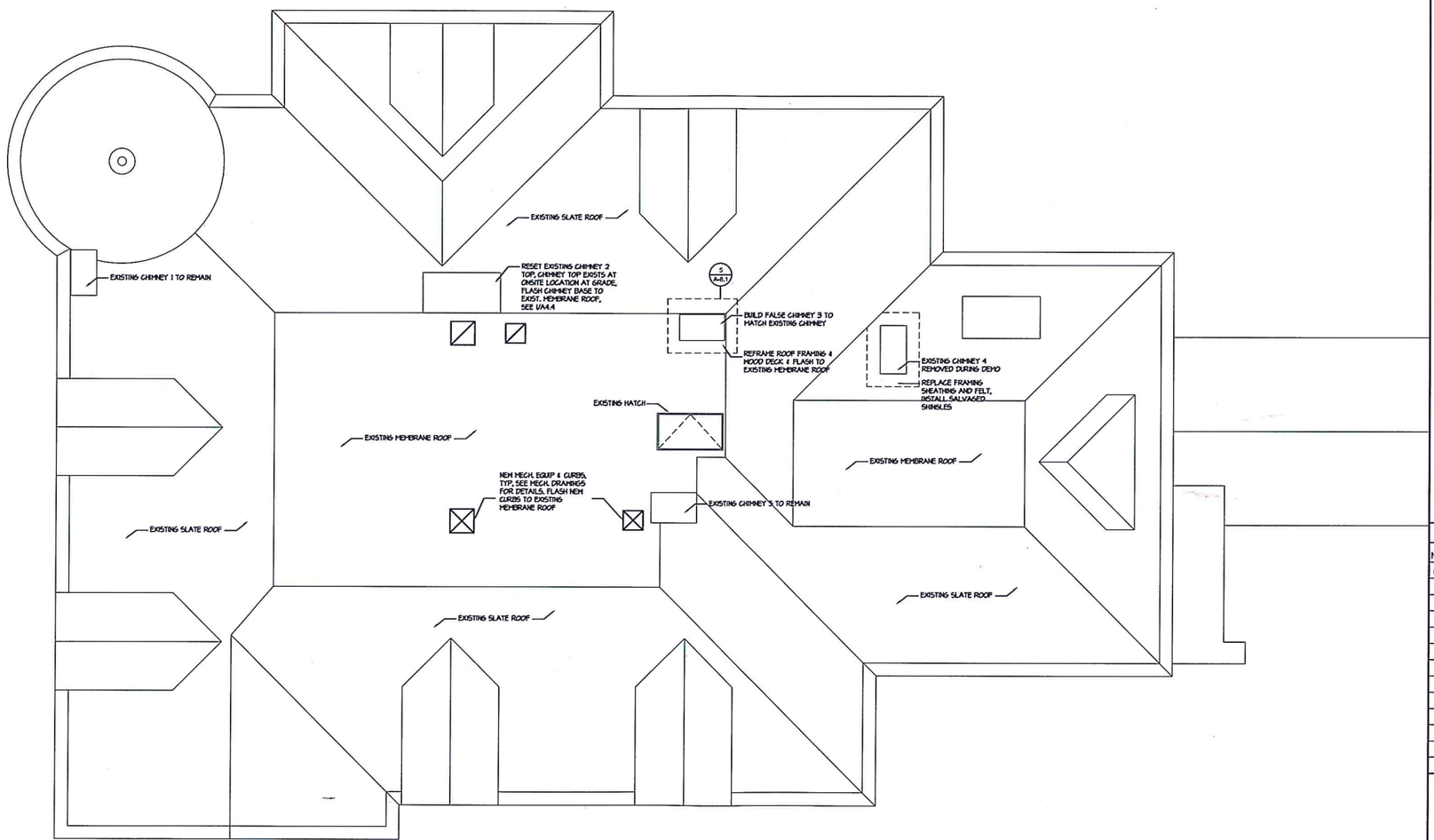
Sheet Title
Site Plan

Sheet Number
A1.1



1 A-2.0 Roof Plan
SCALE: 1/4"= 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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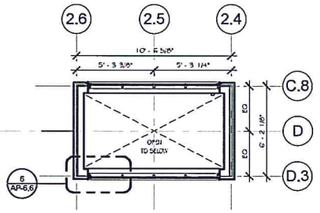
Sheet Title
Roof Plan

Sheet Number
A2.12



3 Enlarged Lantern Glazing Plan
1/4" = 1'-0"

GENERAL NOTES FOR PLANS

A. WALLS ARE DIMENSIONED TO FACE OF STUD, UNO

B. ALL GYPSUM WALLBOARD TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.

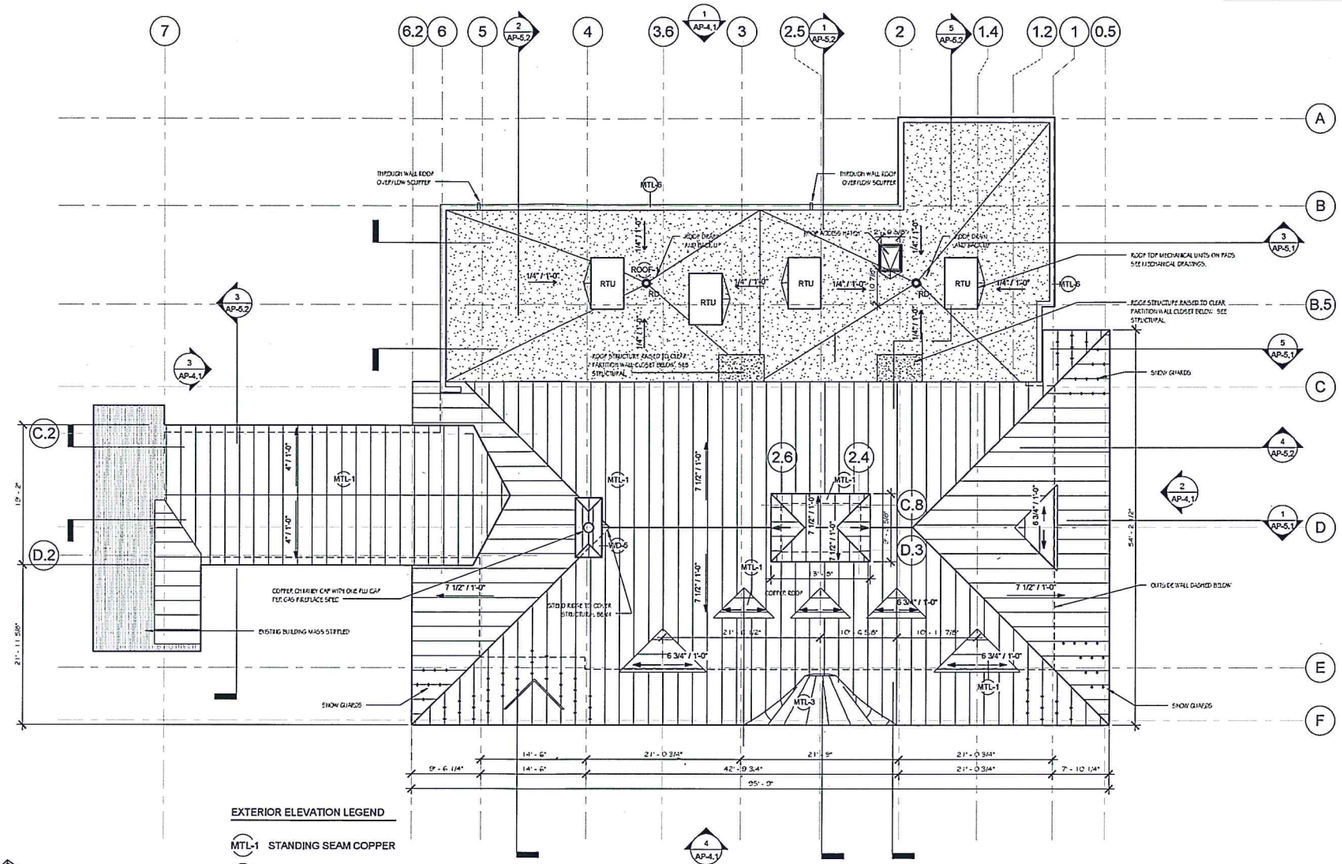
C. PROVIDE 5/8" GLASS MAT FACED WATER RESISTANT GYPSUM WALLBOARD AT WET LOCATIONS, INCLUDING WALLS BEHIND PLUMBING FIXTURES AND THE BOTTOM 4' OF ALL PLUMBING WALLS, AND TOILET ROOMS.

D. UNLESS DIMENSIONED, DOORS ARE TO BE LOCATED 4" FROM NEAREST ADJACENT PERPENDICULAR WALL TO FACE OF JAMB. SEE DOOR DETAILS.

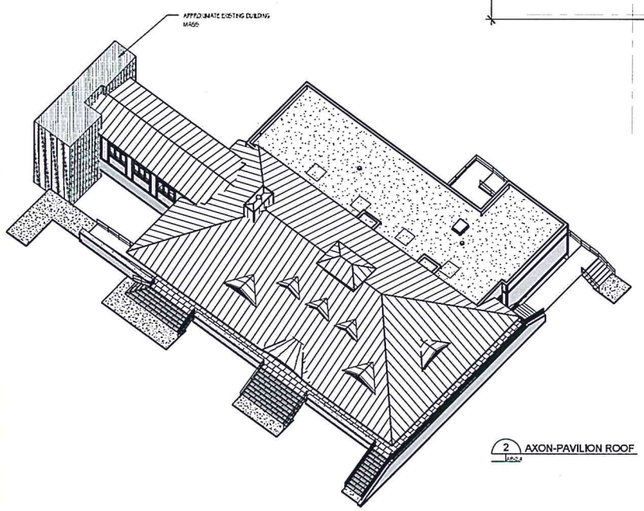
E. OULETS SHOWN BACK TO BACK SHALL BE OFFSET A MINIMUM OF 18". OUTLETS IN SOUND PARTITIONS SHALL BE SEPARATED BY A STUD WITH ACOUSTIC PUTTY.

F. SEAL AROUND ALL INTERIOR JOINTS AT DOORS, WINDOWS, CABINETS, AND COUNTERTOPS. SEAL ALL OPENINGS IN SOUND PARTITIONS WITH ACOUSTIC SEALANT.

G. REFER TO FINISH SCHEDULE SPECIALTY WALL FINISH DETAILS



1 PAVILION ROOF PLAN
1/8" = 1'-0"



2 AXON-PAVILION ROOF

EXTERIOR ELEVATION LEGEND

MTL-1	STANDING SEAM COPPER
MTL-2	NOT USED
MTL-3	FLAT SEAM COPPER
MTL-4	PAINTED METAL RAIL
MTL-5	COPPER FLASHING & TRIM
MTL-6	PAINTED ALUMINUM FLASHING & TRIM
WD-1	CEDAR SHINGLE
WD-2	PAINTED WOOD SHIPLAP SIDING
WD-3	PAINTED WOOD TRIM
CONC-1	CONCRETE FOUNDATION WITH THOROSEAL
CONC-2	PRECAST CAP
BR-1	BRICK VENEER
ST-1	STONE PAVER
ROOF-1	FULLY ADHERED EPDM ROOF

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Roof Plan and Details

AP-2.4

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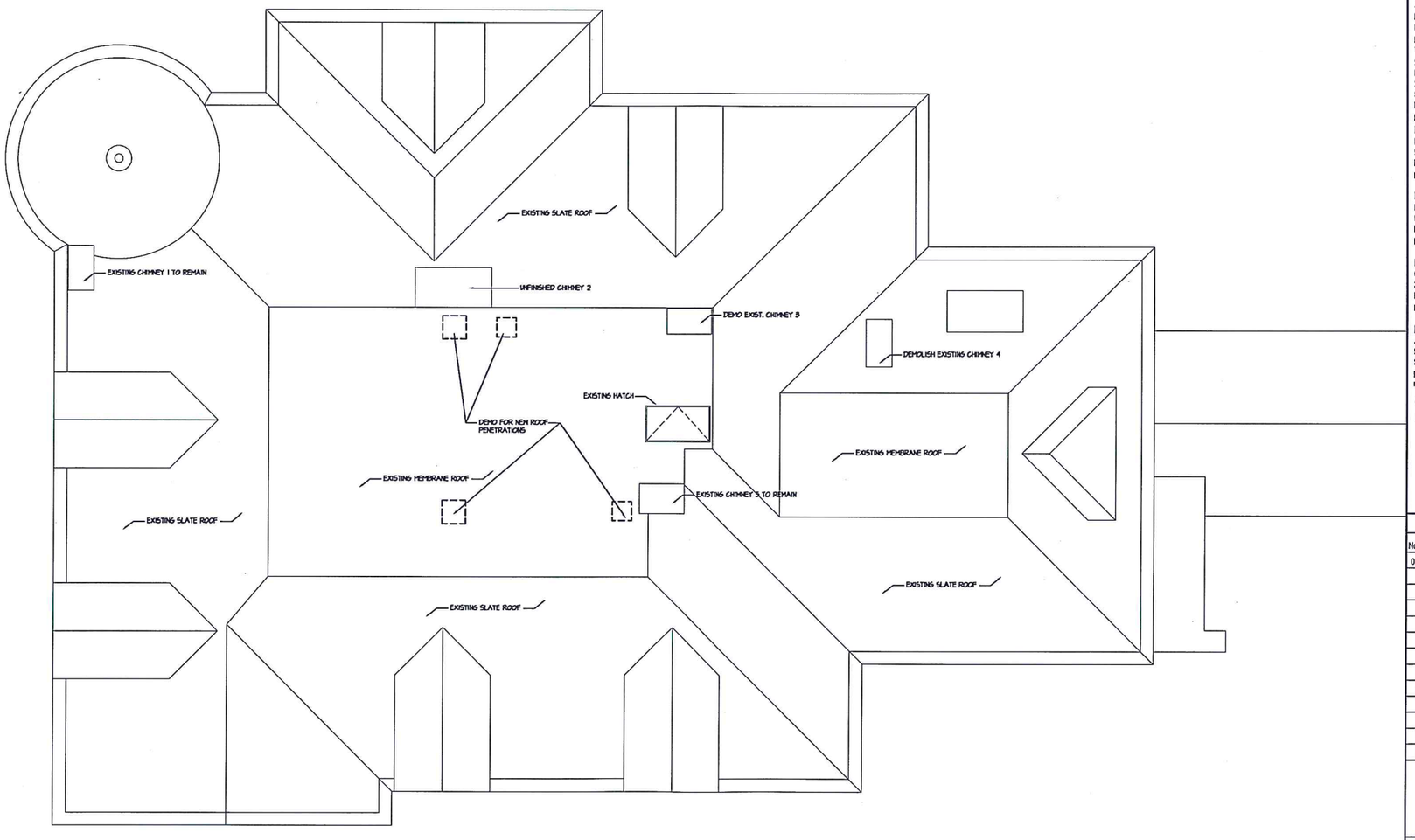

1 A-2b Roof Plan
SCALE: 1/4"= 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

NORTH

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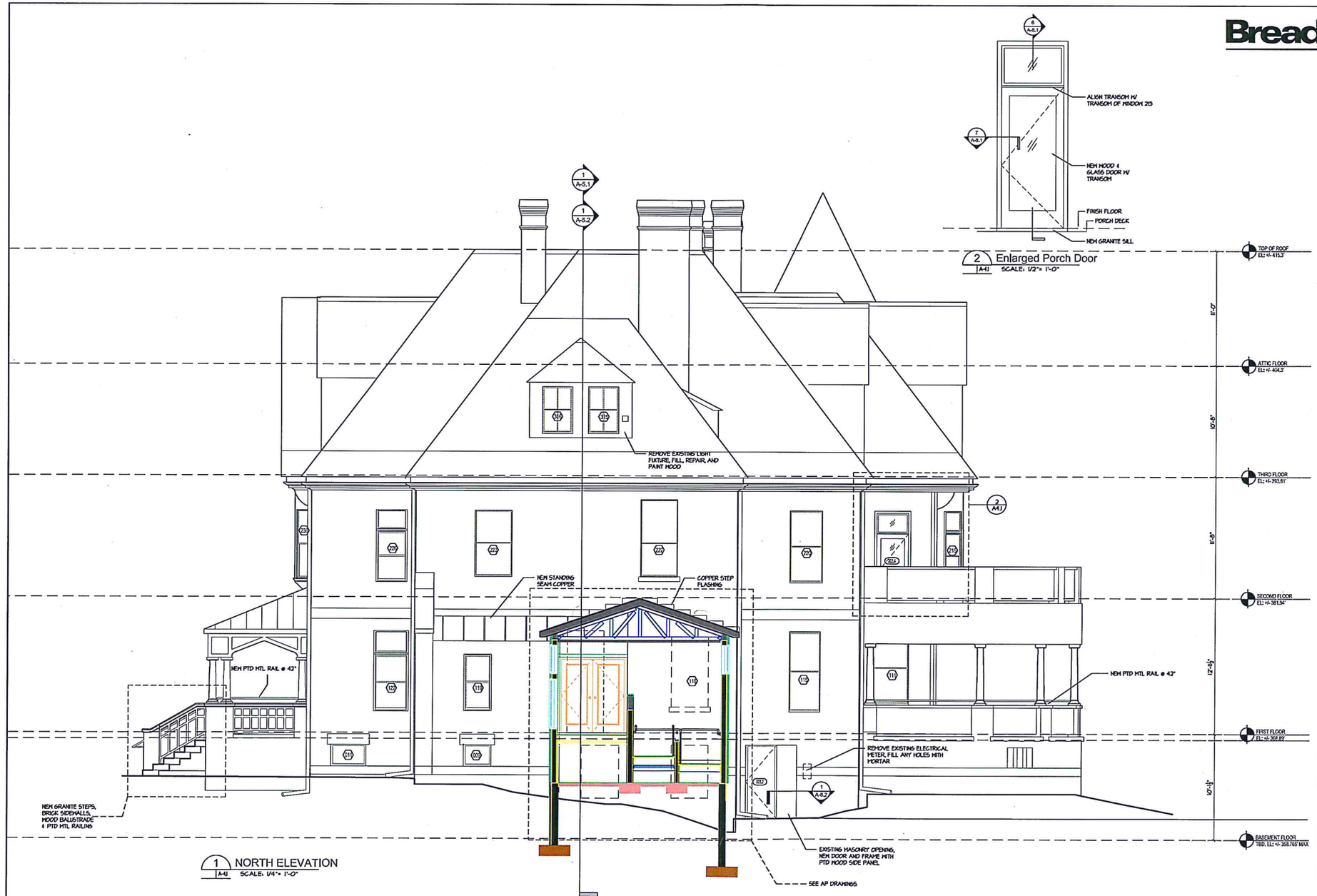
Sheet Title
Roof Exist/Demo Plan

Sheet Number
A2.6



2 Enlarged Porch Door
A-4.1 SCALE: 1/2"= 1'-0"

1 NORTH ELEVATION
A-4.1 SCALE: 1/4"= 1'-0"

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North Elevation

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1 A-4.2 EAST ELEVATION
SCALE: 1/4"= 1'-0"

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East Elevation

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1 SOUTH ELEVATION
A-4.3 SCALE: 1/4" = 1'-0"

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Sheet Title
South Elevation

Sheet Number
A4.3

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1 WEST ELEVATION
A-4.1 SCALE: 1/4"= 1'-0"

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West Elevation

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Sheet Title
East Elevation
Combined Site

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A4.5

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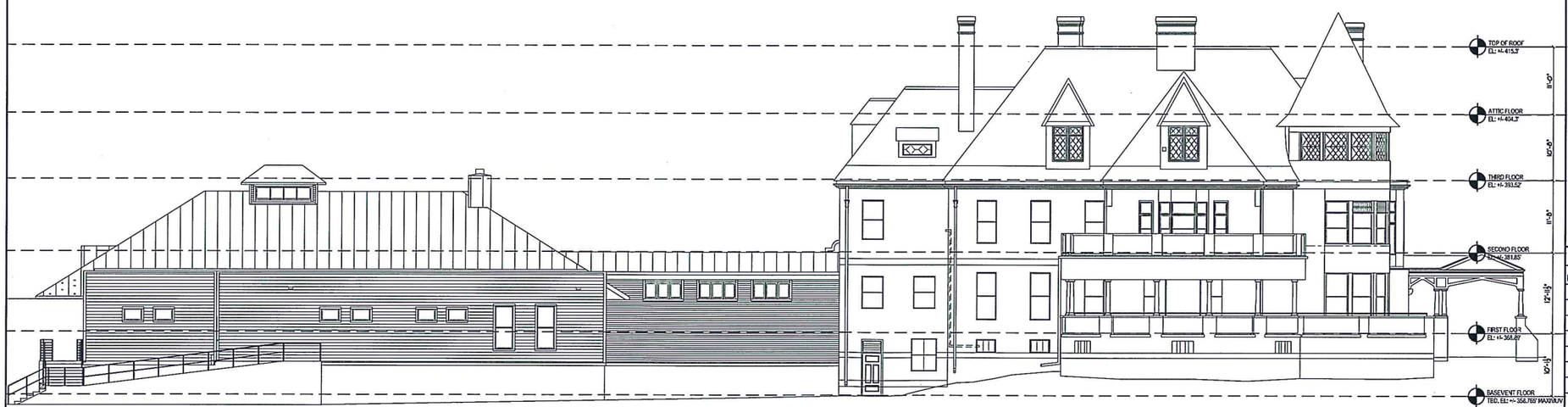

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West Elevation
Combined Site

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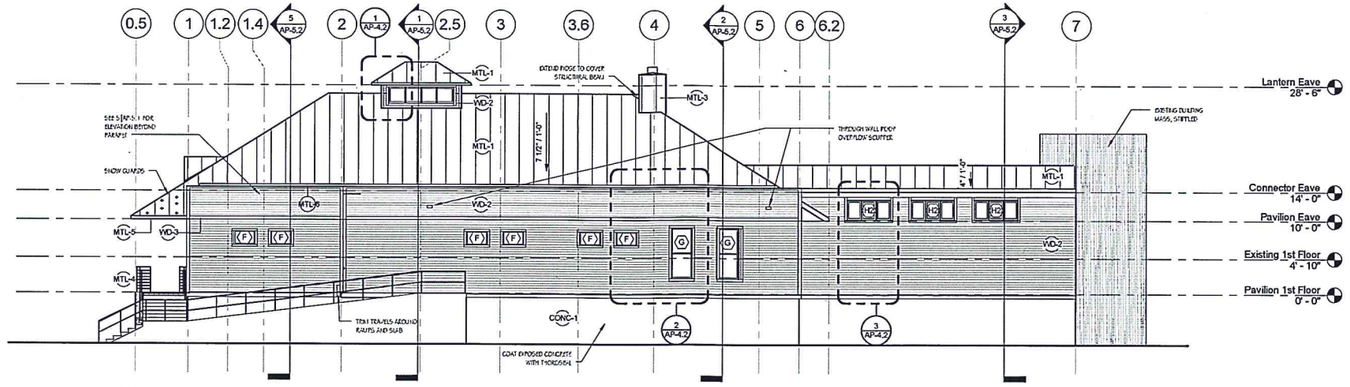
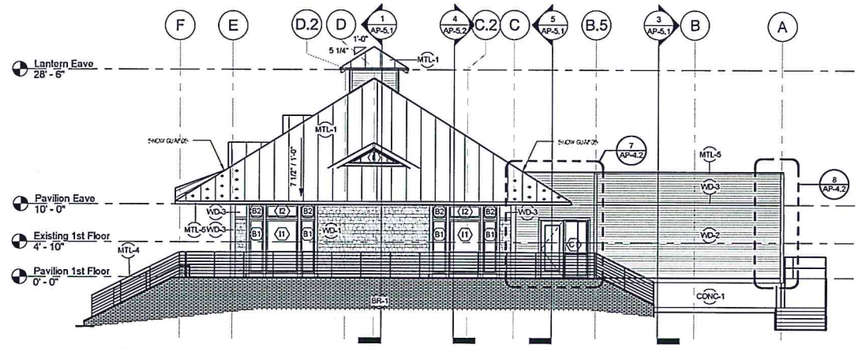
EXTERIOR ELEVATION LEGEND

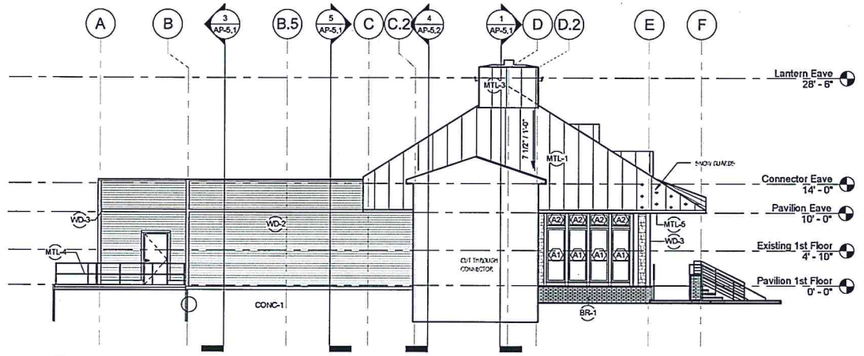
- MTL-1 STANDING SEAM COPPER
- MTL-2 NOT USED
- MTL-3 FLAT SEAM COPPER
- MTL-4 PAINTED METAL RAIL
- MTL-5 COPPER FLASHING & TRIM
- MTL-6 PAINTED ALUMINUM FLASHING & TRIM
- WD-1 CEDAR SHINGLE
- WD-2 PAINTED WOOD SHIPLAP SIDING
- WD-3 PAINTED WOOD TRIM
- CONC-1 CONCRETE FOUNDATION WITH THOROSEAL
- CONC-2 PRECAST CAP
- BR-1 BRICK VENEER
- ST-1 STONE PAVER
- ROOF-1 FULLY ADHERED EPDM ROOF



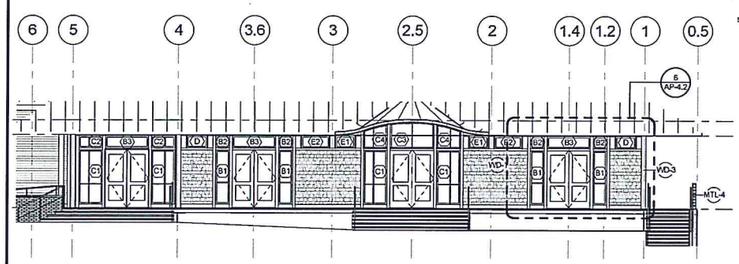
1 Pavilion West Elevation
1/8" = 1'-0"



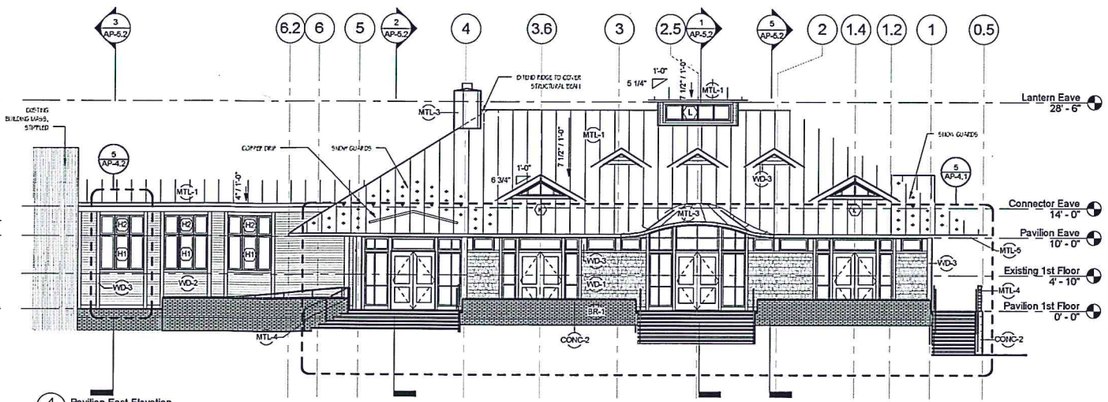
2 Pavilion North Elevation
1/8" = 1'-0"



3 Pavilion South Elevation
1/8" = 1'-0"



5 Callout of Pavilion East Elevation with Terrace Walls Removed
1/8" = 1'-0"



4 Pavilion East Elevation
1/8" = 1'-0"

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Exterior Elevations

AP-4.1

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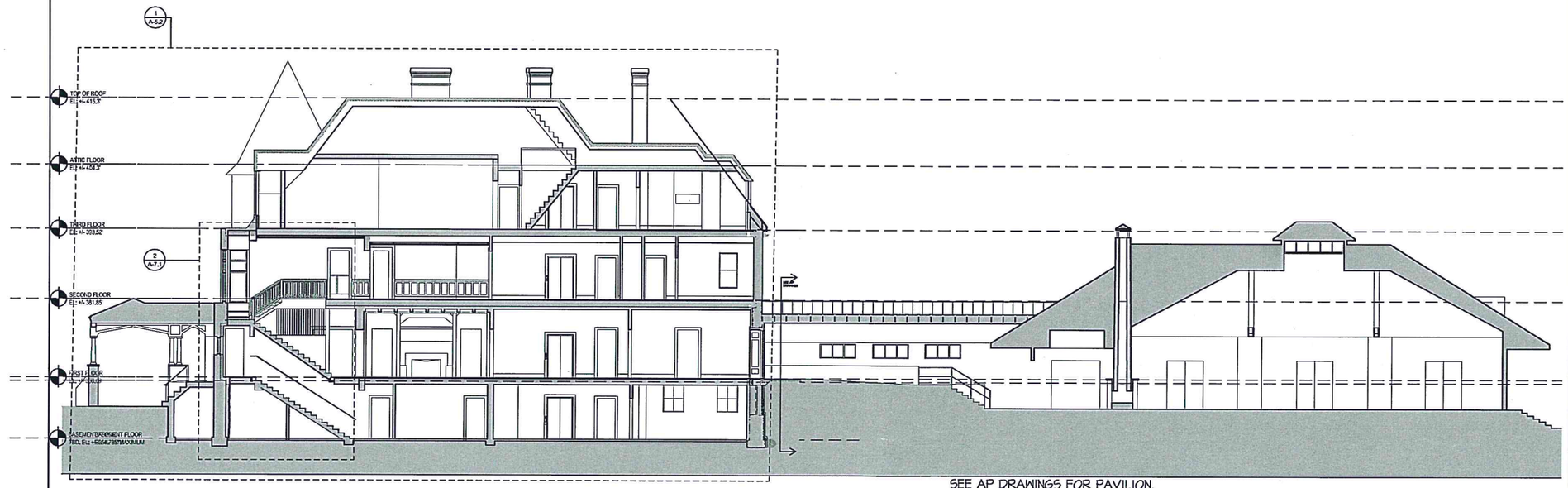

SEE AP DRAWINGS FOR PAVILION.

1 A-5.1 ENTIRE LONGITUDINAL SECTION
SCALE: 1/4"= 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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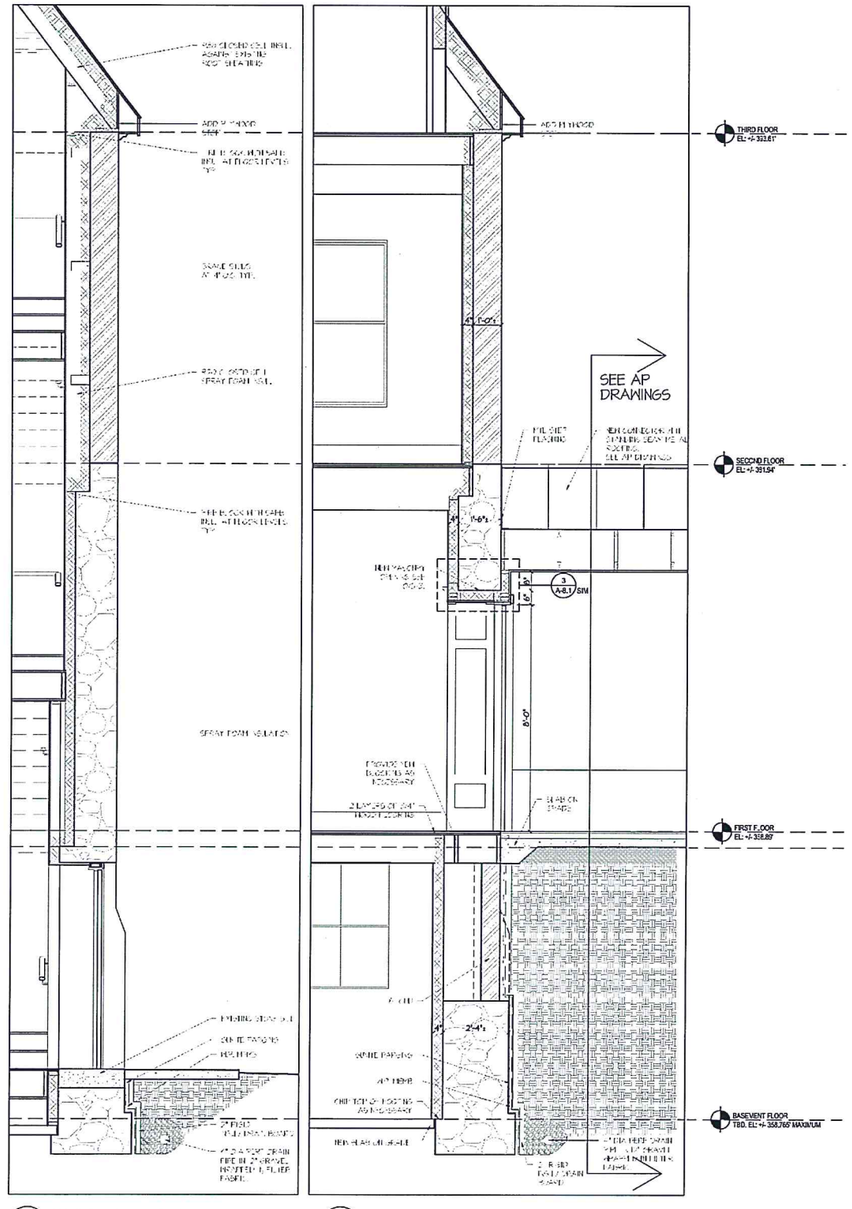
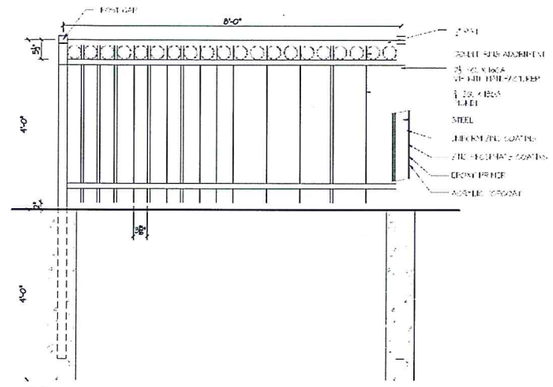
Sheet Title
Longitudinal Overall Section

Sheet Number
A5.1

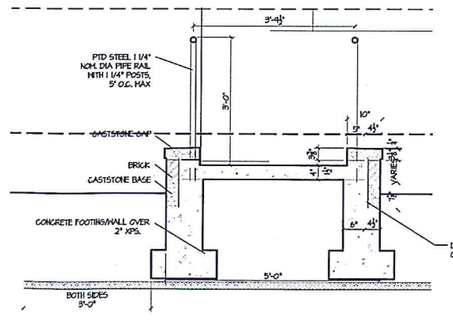


1 Wall Section at Stair
A65 SCALE: 1/2"= 1'-0"

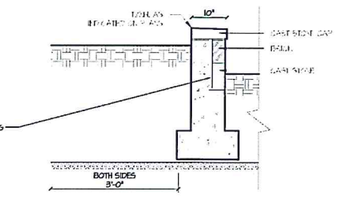
2 Wall Section
A65 SCALE: 1/2"= 1'-0"



5 Boundry Fence Detail (Bid Alternate)
A65 SCALE: 3/4"= 1'-0"



3 H/C Ramp Section
A65 SCALE: 3/4"= 1'-0"



4 Curb at HC Ramp Section
A65 SCALE: 3/4"= 1'-0"

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Sheet Title
Connector and Ramp Detail

Sheet Number
A6.5

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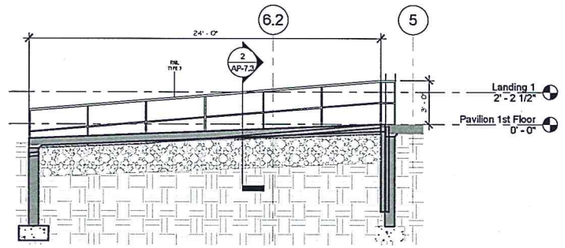
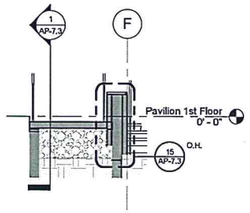


1 Terrace Ramp Section 1
1/4" = 1'-0"



2 Terrace Ramp Section 2
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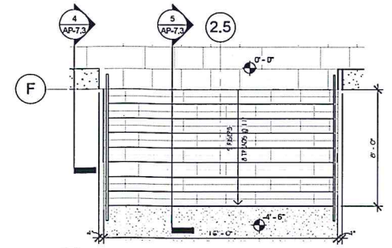
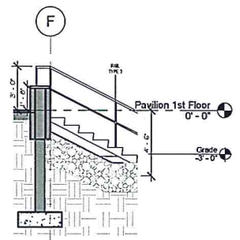
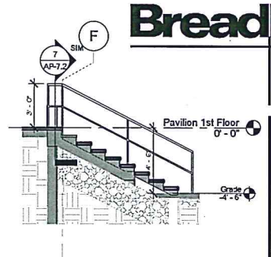


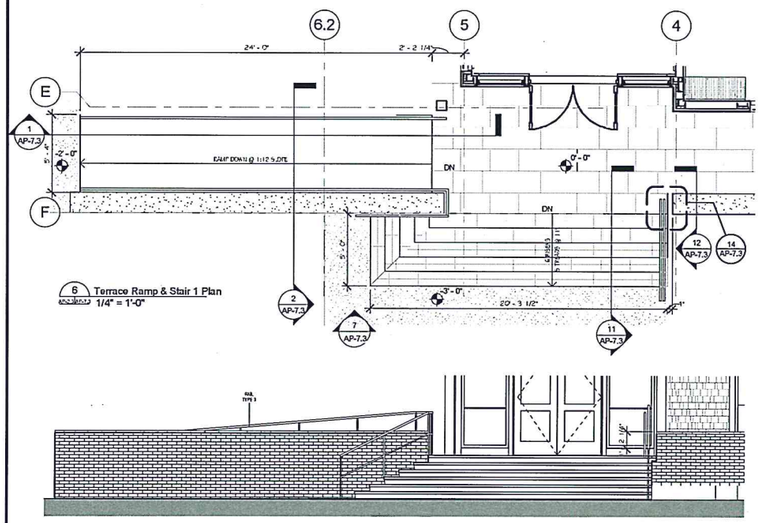
3 Terrace Stair 2 Plan
1/4" = 1'-0"



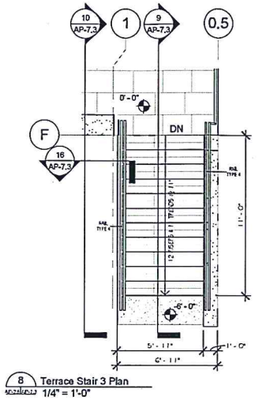
4 Terrace Stair 2 Section 1
1/4" = 1'-0"



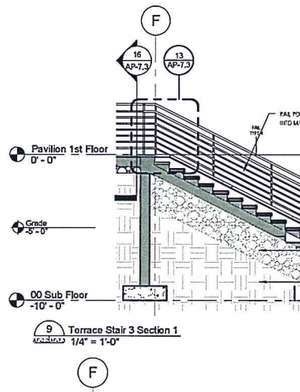
5 Terrace Stair 2 Section 2
1/4" = 1'-0"



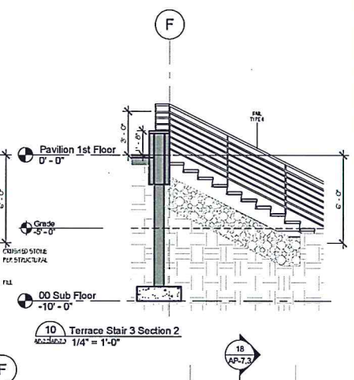
6 Terrace Ramp & Stair 1 Plan
1/4" = 1'-0"



8 Terrace Stair 3 Plan
1/4" = 1'-0"

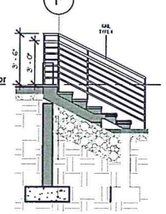


9 Terrace Stair 3 Section 1
1/4" = 1'-0"

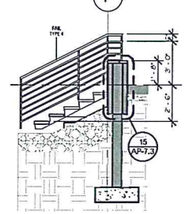


10 Terrace Stair 3 Section 2
1/4" = 1'-0"

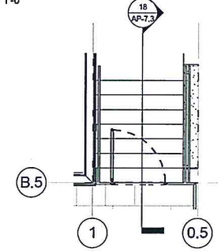
7 Terrace Ramp & Stair 1 Elevation
1/4" = 1'-0"



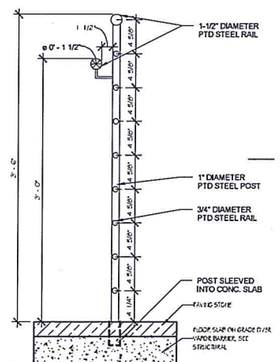
11 Terrace Stair 1 Section 1
1/4" = 1'-0"



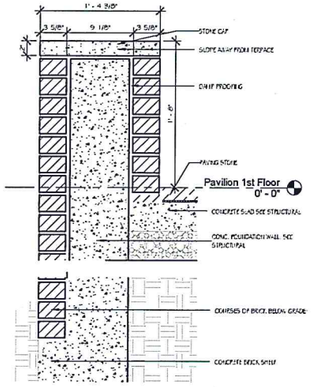
12 Terrace Wall Section
1/4" = 1'-0"



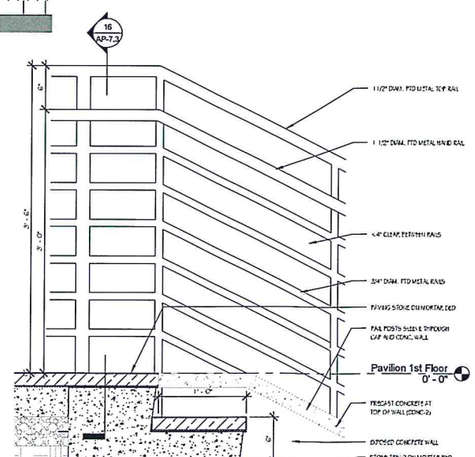
17 Terrace Stair 4 Plan
1/4" = 1'-0"



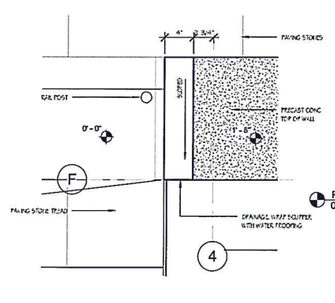
16 Rail Type 4 Section
1 1/2" = 1'-0"



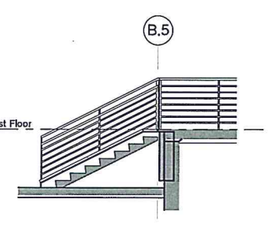
15 Brick Terrace Wall Detail
1 1/2" = 1'-0"



13 Terrace Stair Detail
1 1/2" = 1'-0"



14 Terrace Wall & Floor Plan Detail
1 1/2" = 1'-0"



18 Terrace Stair 4 Section
1 1/2" = 1'-0"

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BURLINGTON, VT

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Terrace Details

AP-7.3

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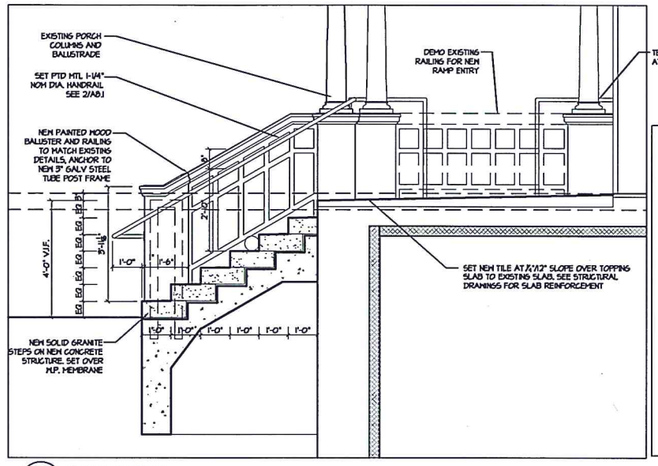
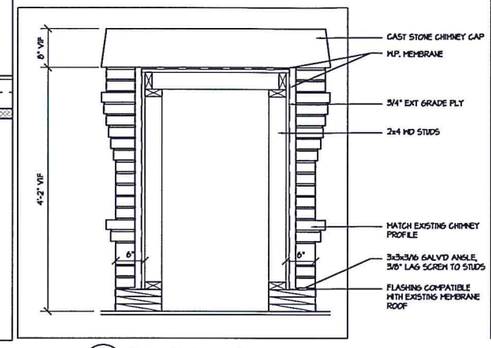
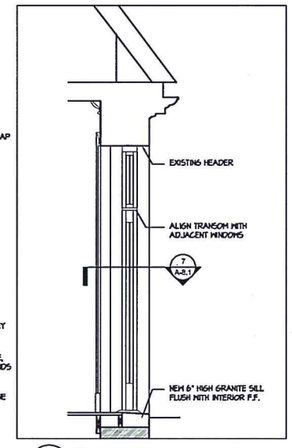


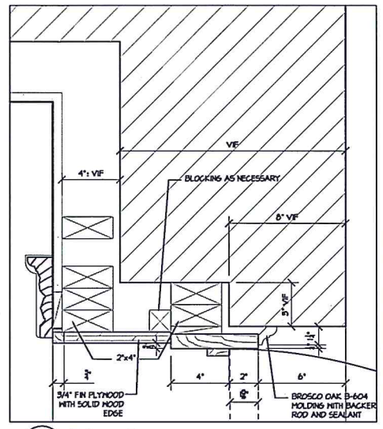
4 Entrance Stair
A-8.1 SCALE: 1/2"= 1'-0"



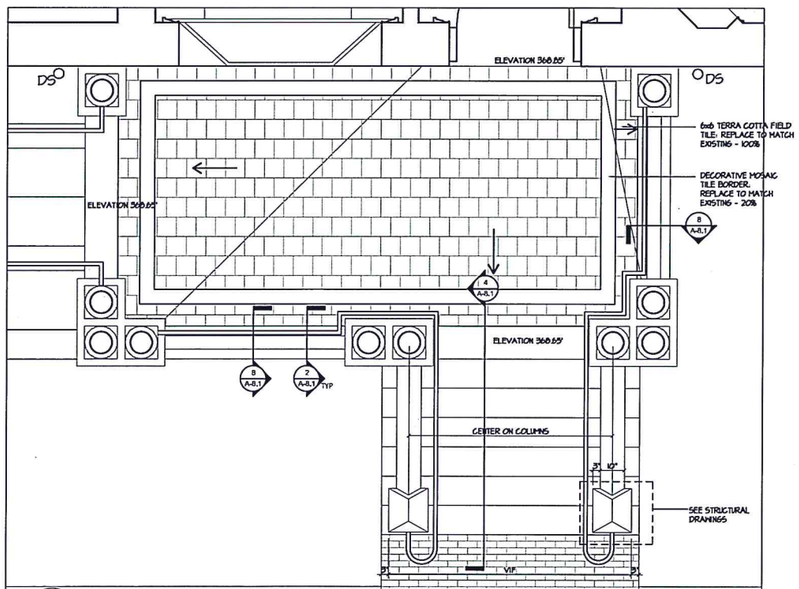
5 False Chimney 3
A-8.1 SCALE: 1"= 1'-0"



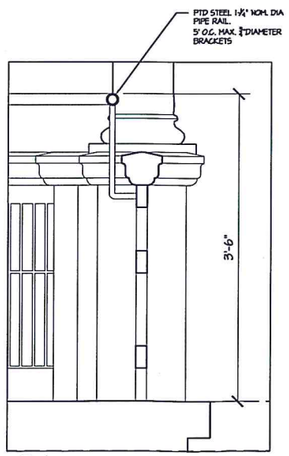
6 Balcony Doorway
A-8.1 SCALE: 1/2"= 1'-0"



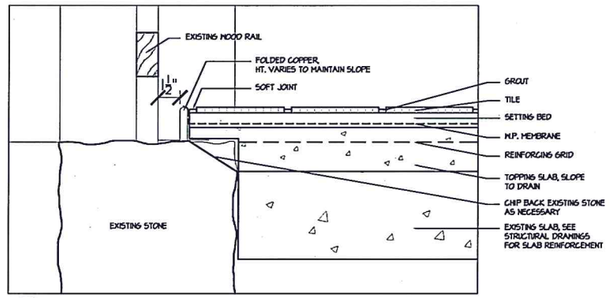
7 Balcony Doorway
A-8.1 SCALE: 3"= 1'-0"



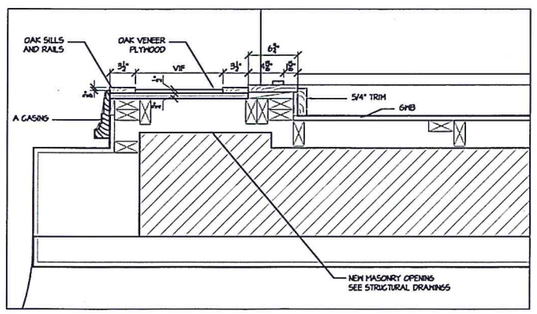
1 East Porch Plan
A-8.1 SCALE: 1/2"= 1'-0"



2 Hand Rail Detail
A-8.1 SCALE: 1-1/2"= 1'-0"



8 Hand Rail Detail
A-8.1 SCALE: 3"= 1'-0"



3 Door to Pavilion Detail
A-8.1 SCALE: 1-1/2"= 1'-0"

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